

Our agency protects consumers of real estate services in Texas by ensuring qualified and ethical service providers through upholding high standards in education, licensing, and regulation. We oversee the providers of real estate brokerage, appraisal, inspection, home warranty, timeshares and right-of-way services, thereby safeguarding the public interest while facilitating economic growth and opportunity across Texas.

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ANNOUNCING THE NEW & IMPROVED TREC WEBSITE



TREC's new website will go live Thursday, February 2! TREC's new site has been carefully designed to better serve the needs of Texas consumers, current license holders, and those interested in becoming licensed.

However the new website provides more than just a fresh, new look. It has been designed with the user in mind. This means a much more user-friendly experience with the goal to provide you the information you need more easily and efficiently. The new website has an enhanced home page that highlights important news and articles. The site has been designed to provide you the information you want without having to search for it by providing links to information related to the content you are currently viewing. The license holder search has been redesigned to be much more intuitive and is accessible from almost every page of the site. The website is also optimized for viewing on mobile devices like smartphones or tablets so that you can access the information you need on the go.

MARK YOUR CALENDARS!

1st Annual Texas Residential Realty Summit

Hosted by Texas Real Estate Commission, Texas Appraiser Licensing and Certification Board, Real Estate Center at Texas A&M, and Texas Association of REALTORS

"INSIDE THE RESIDENTIAL TRANSACTION WITH INDUSTRY PARTNERS"

Hear interactive panels of experienced industry and regulatory professionals discuss current issues and trends affecting successful closing of single family residential transactions.

WHEN

**FRIDAY, FEBRUARY 10, 2017
1 TO 4 PM**

WHERE

**HYATT REGENCY HOTEL
208 BARTON SPRINGS ROAD
AUSTIN, TX 78704**

FOR MORE INFORMATION & TO [REGISTER](#), PLEASE VISIT THE TREC WEBSITE OR WWW.RECENTER.TAMU

FROM THE EXECUTIVE DIRECTOR



Douglas E. Oldmixon
Executive Director

As 2017 gets rolling, the Commission and its staff are very busy furthering the mission of the agency. Here are a few highlights of current events.

The most visible accomplishment is the unveiling of the new TREC website. By February 1st, we will complete the transition to a new site, organized to be more intuitive and with a responsive design that presents all of the

reorganized content in a format that automatically adjusts to the device on which it is displayed. Thanks to all who assisted with feedback during the “soft” launch in January. As you use it, we encourage you to continue sending any comments and suggestions for making our site even better.

We welcomed our “field force” of investigators into the office at the end of January for an annual Enforcement Conference. This training event is a valuable opportunity for us to implement process and technology improvements, while also receiving essential feedback from our experienced front line team. It also allows the investigators from the Commission and Board to share “best practices” that might assist each group to learn key lessons from the successes of the other. A great tradition continues.

The Commission is preparing for its next meeting on Monday, February 13th. Held each year on a date that is aligned with the TAR Winter Meeting in Austin, we always hope this coordination allows more license holders who may be in town for the TAR event to attend the Commission meeting as well. Current issues the Commission is working on include the scope of practice for unlicensed assistants, as well as clarifying practices surrounding the use of options to market real estate. Ongoing discussions about license holder advertising, “team” dynamics and valuation related issues continue as we seek to craft careful proposals which balance the interests of all involved while providing clear information to better serve clients and protect the most important party in

each transaction - Texas consumers.

In addition, on Friday February 10th from 1 to 4 PM, TREC, TALCB, TAR and the Real Estate Center at Texas A&M are cohosting the 1st Annual Residential Realty Summit at the Hyatt hotel in Austin. This event will feature two panel discussions moderated by Commission Chair Avis Wukasch and Board Chair Jamie Wickliffe that will explore current issues affecting residential real estate transactions. The primary objective of the Summit is to identify common barriers and potential solutions from an interdisciplinary perspective. Follow the link on our website homepage for more information and to register to attend.

In conjunction with the Real Estate Center at Texas A&M, the Hobby School of Public Affairs at the University of Houston has completed a survey of TREC and TALCB license holders. The first such survey conducted in over a decade, the final report examines attributes, attitudes and practices of current real estate related license holders. This now represents a baseline of data that can be explored to better understand the needs and expectations of this class of professionals so our agency can adjust where warranted to meet legitimate developments in ways that align with our mission of consumer protection. This survey will be repeated every four years to assist the agency to remain responsive and relevant. The survey report may be accessed from a link on the website home page of both TREC and TALCB.

I trust that you can see from this list of projects that your regulatory agency is actively working to accomplish all the various demands of our vital mission. We welcome the continued cooperation and close collaboration of our license holders and all other stakeholders. Aim high!

IMPORTANT DATES TO REMEMBER

Texas Residential Realty Summit—February 10, 2017

Texas Real Estate Commission Meeting—February 13, 2017

**TREC Agency Update at TAR Winter Meeting — February 13, 2017
(3 to 5)**

Check the [TREC website](#) regularly for postings of all of our upcoming meetings.

Seven Tips on How to Avoid the Most Common Violations

Standards & Enforcement Services is frequently asked – “What are your most common violations?” And, “How do I stay out of trouble?”

The agency regularly disciplines license holders for the following issues.

SUPERVISE your sales agents. It is not a defense to broker supervision (Rule 535.2) to say you don’t supervise your sales agents. In other words, saying “I didn’t know about it” is sometimes more of an admission than a defense.

Register your **assumed name** within 30 days of using it (or when you stop using it). When it’s a sales agent’s name, this must be done by the sponsoring broker. We have a form for that (the DBA-2 form). (Rule 535.154(e).)

If it’s a legal entity like an LLC or a corporation that conducts real estate brokerage (ex. is on the contract as the broker), be sure you have a separate **license for that entity**. It isn’t enough that you have an individual license and “registering” a separate legal entity with us doesn’t work (that only works for assumed names).

Cooperate with an investigation. Not responding to a TREC investigator’s request for an interview or documents is usually a straightforward violation. (TRELA §§1101.652(a)(4) and (a-1)(2).). (“TRELA” is The Texas Real Estate License Act, which is at Chapter 1101, Texas Occupations Code. It’s on our website.)

Tell us in writing within 30 days of final entry of your **felony or fraud conviction**, guilty plea, or nolo contendere plea. (TRELA §§1101.652(a)(4) and (a-1)(2).) Failure to comply with this carries a minimum penalty of \$1,000.

Be careful about conducting **property management**. Make sure you are well-trained and supervised in this area. About 15-25 percent of the agency’s real estate brokerage complaints relate to property management.

Be nice – **customer service** works wonders. Once we have a complaint, we may notice something the customer or client didn’t even complain about. The best defense is that the agency never hears about the issue because you already took care of it.

TREC Enforcement Actions

Enforcement and disciplinary actions taken by the Texas Real Estate Commission are available on the [TREC website](#).

Information is accessible by month and is searchable by name, license number, city, and county.

WHAT DOCUMENTS ARE REQUIRED TO RENEW MY BUSINESS ENTITY BROKER LICENSE?

To renew a broker license by a business entity, the business entity must provide:

1. Proof that the designated broker owns at least 10% of the business entity. If the designated broker does not own at least 10% of the business entity, provide proof that the business entity maintains E&O insurance in the amount of \$1 million per occurrence.
2. A Franchise Tax Account Status page from the Texas Comptroller of Public Accounts issued within 21 days prior to the renewal application.
3. Proof of the designated broker's current status as an officer, manager, or general partner for that entity.

Examples of acceptable proof of ownership documents include, but are not limited to:

- Minutes of the company meeting designating ownership percentages
- A Company Resolution indicating percentage owned by the designated broker
- Articles of Organization/Incorporation that include ownership percentages
- Schedule K-1, C, or G from the IRS indicating ownership percentages
- Limited Partnership Agreement designating ownership percentages

Examples of acceptable proof of the designated broker's management authority of the entity will depend of the type of business entity.

- A corporation can submit a Corporate Resolution or Meeting Minutes signed by Directors (Chair or all) or all Shareholders naming the designated broker a President, Secretary, or Treasurer of the corporation.
- A limited liability company (LLC) can submit the Operating Agreement signed by all Members naming the designated broker as Manager, or a Managing Member of the LLC.
- A general or limited partnership can submit the General Partnership Agreement or Limited Partnership Agreement naming the designated broker as General Partner of the partnership.

The same documents listed above are also required to obtain or maintain a license, and to change the business entity's designated broker.

If the ownership percentages or management authority designations have not changed, you may find yourself sending in the same documents that you submitted for your last renewal.

Business entity renewal notices, online and paper renewal applications, and the TREC website list the documents required for renewal, but if you still have questions, do not hesitate to email us at information@trec.texas.gov and include "Business Entity Broker" in your subject line.

NATIONAL PORTION OF TEXAS REAL ESTATE EXAM

In October 2016, the Commission's exam administrator, Pearson VUE, informed TREC Education providers that revisions to the content outline and exam for the national portion of the Texas real estate sales agent and broker examinations would become effective February 1, 2017. A copy of the revised outline was also forwarded at that time.

The updated national portion of the real estate exam will go live on February 1, 2017. A copy of the new outline is also available in the Pearson VUE Texas Real Estate Candidate Handbook found at www.pearsonvue.com.

REMINDER: UNLICENSED ASSISTANTS CANNOT HOST OPEN HOUSES

As of December 7, 2016 unlicensed assistants are no longer authorized to host an open house.

RULES UP FOR ADOPTION AT THE FEBRUARY COMMISSION MEETING

The following amendments were proposed at the November 14, 2016, meeting of the Commission and are up for adoption at the February 13, 2017, meeting. You can see the full text of these rules on the “Proposed Rules” section of the TREC website. The deadline for written comments was 5 p.m. January 9, 2017. Any comments on the proposed rules after that date can be made in person at the Inspector Committee or Commission meeting.

§535.4, License Required. The amendments are proposed to clarify the definition of what constitutes showing property in light of the statutory requirement that license holders must pass criminal background reviews prior to licensure. The amendments also set out the circumstances under which a license holder can provide an unescorted person access to a vacant rental property. The rule was also updated to replace the term “salesperson” with the new statutory term of “sales agent.”

§535.61, Approval of Qualifying Courses. The proposed amendments to §535.61 ensure greater consumer protection by requiring out-of-state providers to substantially meet the same standards

required for in-state providers before they can offer a course for credit.

§535.64, Content Requirements for Qualifying Real Estate Courses. The proposed amendments to §535.64 set out the topics and times required for the content for the Real Estate Math Qualifying Course, with the guideline form for course approval containing specific units being proposed by reference in the rule.

§535.216, Renewal of License. The proposed amendments to §535.216 clarify the process for renewing an expired inspector license when the license has been expired for less than six months.

Fee Reductions

As of January 1, 2017, real estate sales agent license renewals dropped by \$6 – from \$72 to \$66 – for the two-year license renewal.

The reduced fee is automatically applied at the time of the license renewal. Additionally, as of November 1, 2016, the fee charged for a criminal history background check was reduced by a \$2.75 reduction to \$27. The cost for a criminal history check is a service fee collected for the Texas Department of Public Safety and the FBI.

TREC Employee Update

**Charles Manor***TREC Education & Licensing Services*

Charles joined TREC in January 2017. He was born and raised in Austin, and he's currently working toward his BBA in Human Resource Management. Before coming to TREC, Charles was a Recovery Specialist at Texas Guaranteed Student Loan Corporation. Charles enjoys writing, reading, traveling, and spending time with his wife, son, and daughter. Charles has also written and published two fiction novels, and he's currently working on his third.

**James Coffman***Information & Technology Services*

James joined TREC as a Software Developer on January 9, 2017. James' information technology career spans 25 years with 22 years in Texas Government. He earned his B.S. degree in Computer Science from Troy University in 1995 and a Masters in Information Science from Tarleton State University in 2012. Some of James' previous state agencies include The Public Utility Commission of Texas, Texas Department of Licensing and Regulation, Comptroller of Public Accounts, and the Texas Board of Architectural Examiners. He is a veteran of the USAF. James enjoys spending time with his wife and three children.



TALCB *Bulletin*

TALCB was created by an act of the Texas Legislature in 1991 to license, certify and regulate real estate appraisers in Texas under state and federal laws. In 2011, TALCB's jurisdiction was expanded to register and regulate appraisal management companies.



INSIDE THIS ISSUE: **Looking at Appraisal Reviews** (pages 1) **Residential Realty Summit** (page 1) **From the Commissioner** (page 3) **Fingerprints Required** (page 4) **Fee Reductions** (page 4) **Employee Update** (page 5) **Rule Actions** (page 6) **Enforcement Actions** (page 6)

LOOKING AT APPRAISAL REVIEWS

A growing number of appraisers are being asked to perform appraisal reviews as part of his or her appraisal practice. In many cases the client provides a scope of work for the appraiser (reviewer) to follow as well as a prescribed report format. In such instances the reviewer must take care that both the review process and report are in compliance with Uniform Standards of Professional Appraisal Practice (USPAP) applicable to the review's intended use.

Under USPAP's definitions an appraisal review is defined as: "the act or process of developing and communicating an opinion about the quality of another appraiser's work that was performed as part of an

appraisal or appraisal review assignment." The comment section further clarifies the definition by providing "the subject of an appraisal review assignment may be all or part of a report, work file, or a combination of these." If the appraisal review assignment is to only check for factual compliance (no opinion being offered as to the quality of the work), the appraiser would not be covered under USPAP's Standard 3, however the definitions and applicable USPAP rules would still apply to their work. On the other hand, if a Texas licensed appraiser is developing and communicating an opinion as to the quality of another appraiser's work all of USPAP would apply, including Standard 3.

See "Appraisal Reviews" on page 2

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Appraisal Review continued from page 1

USPAP's Standard 3 covers both the development and communication of an appraisal review. While the subject of the assignment is a review of another appraiser's work, the development requirements are very much like those for an appraiser under Standard 1. Standard 3 states: "An appraiser acting as a reviewer must identify the problem to be solved, determine the scope of work necessary to solve the problem, and correctly complete research and analyses necessary to produce a credible appraisal review." Likewise, the communication requirements mirror those of Standard 2: "In reporting the results of an appraisal review assignment, an appraiser acting as a reviewer must communicate each analysis, opinion, and conclusion in a manner that is not misleading." The issue facing the reviewer is to determine, for a stated intended use (e.g. USPAP compliance), whether their scope of work will produce a credible review and are they able to communicate the results in a manner not misleading.

TALCB is seeing a number of instances where this may not be occurring. In these reviews the scope of work, as required by the client, restricts the review process to the "four-corners" of the appraisal report. The reviewer is not permitted to research the market or verify the facts or analysis provided in the appraisal report. An extraordinary assumption is made stating the review is being performed under the assumption the information and analysis in the appraisal report is accurate and correct (without verification).

Standards Rule 3-3 states: "In developing an appraisal review, a reviewer must apply the appraisal review methods and techniques that are necessary for credible assignment results." It further states in a comment: "Consistent with the reviewer's scope of work, the reviewer is required to develop an opinion as to the completeness, accuracy, adequacy, relevance, and reasonableness of the analysis in the work under review ...". For reference we should note that USPAP's Standards Rule 3-2(e) states among other requirements that to use an extraordinary assumption in a review assignment the reviewer must have a reasonable basis for the extraordinary assumption and that its use results in credible analysis.

In the above example, the intended use is to determine whether the appraisal/appraisal report complies with USPAP. The client-provided scope of work restricts the reviewer from independent and necessary research and/or verification. As a condition of the assignment the reviewer is also required to use a prescribed review form for communicating assignment results. Faced with these restrictions the reviewer must answer two questions. First, how will I be able to comply with the stated scope of work and still produce a credible review for the intended use? Second, can I use the required form and communicate the appraisal review in a manner that is not misleading? The answer may be "no" to one or both questions.

In examining the reviewer's options, the reviewer has been presented with a mandated scope of work which restricts the ability to "look" outside of the appraisal report. Attempting to compensate for this with the extraordinary assumption that the information and analysis as stated in the report is accurate and correct is not possible as it results in a review which is not credible by defeating the intent of the assignment; independent confirmation of the appraisal's USPAP compliance. If the reviewer also uses the mandated form with its flawed scope of work, the reviewer has compounded his or her USPAP issues by communicating a misleading report. If the above is the case the reviewer would be required to modify the review's scope of work to produce credible results and revise the report to not be misleading. If either is not possible the reviewer should consider withdrawing from the review assignment.

It is paramount that the scope of work performed by the reviewer produce credible results for the intended use. Equally important is not communicating the results in such a way as to mislead the intended user(s). The above only scratches the surface of the responsibilities of the reviewer under Standard 3. An appraiser acting as a reviewer should become familiar with the requirements of Standard 3 to avoid USPAP compliance problems.

FROM THE COMMISSIONER



Douglas E. Oldmixon
Commissioner

2017 is well underway, and the Board and its staff are very busy furthering the mission of the agency. Here are a few highlights of current events.

We welcomed our “field force” of investigators into the office at the end of January for an annual Enforcement Conference. This training event is a valuable opportunity for us

to implement process and technology improvements, while also receiving essential feedback from our experienced front line team. It also allows the investigators from the Commission and Board to share “best practices” that might assist each group to learn key lessons from the successes of the other. A great tradition continues.

The Board is preparing for its next meeting on Thursday February 9th. In addition, on Friday February 10th from 1 to 4 PM, TALCB, TREC, TAR and the Real Estate Center at Texas A&M are cohosting the 1st Annual Residential Realty Summit at the Hyatt hotel in Austin. This event will feature two panel discussions moderated by Board Chair Jamie Wickliffe and Commission Chair Avis Wukasz that will explore current issues affecting residential real estate transactions — including valuation related issues that impact the single family real estate market. The primary objective of the Summit is to identify major barriers and potential solutions from an interdisciplinary perspective. Follow the link on our website homepage for more information and to register to attend. ACE credit is available.

The Board continues to assess the potential impact of federal regulatory changes underway and on the horizon as a new federal administration asserts its priorities. Hearings held last

Fall in Washington DC highlighted the need for significant reevaluation of the real estate appraisal regulatory structure. We anticipate that promised changes to Dodd-Frank and the CFPB will require future adjustments in Texas laws and rules. In the meantime, with the Legislature currently in session, we anticipate some clean-up bills to be advanced that will update Chapter 1104 and may also affect Chapter 1152. We will watch carefully to ensure we are ready for any changes that may affect matters under the Board’s jurisdiction.

The Board’s staff is preparing for the annual visit of our assigned examiner from the FFIEC’s Appraisal Subcommittee (ASC). You may recall that last February the Board received a sterling report from ASC in their biennial oversight visit. This year’s visit is simply a progress check to help us remain fully informed on developments in federal regulations and ensure we are on track for a repeat performance next year.

In conjunction with the Real Estate Center at Texas A&M, the Hobby School of Public Affairs at the University of Houston has completed a survey of TREC and TALCB license holders. The first such survey conducted in over a decade, the final report examines attributes, attitudes and practices of current real estate related license holders. This now represents a baseline of data that can be explored to better understand the needs and expectations of this class of professionals so our agency can adjust where warranted to meet legitimate developments in ways that align with our mission of consumer protection. This survey will be repeated every four years to assist the agency to remain responsive and relevant. The survey report may be accessed from a link on the website home page of both TREC and TALCB.

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REMINDER: Fingerprints Required as of January 1, 2017

As of January 1, 2017, any person applying for or renewing an appraiser license must provide their fingerprints, in a specified format, so that an FBI criminal history check can be performed. Once fingerprints are on file with the Texas Department of Public Safety (DPS), appraisers will not need to be fingerprinted for subsequent renewals but will be required to pay a subsequent background check fee at the time the renewal application is filed. Individuals who have already been fingerprinted for a real estate broker, sales agent, inspector or easement or right-of-way license will not need to be fingerprinted again for TALCB but will be required to pay a subsequent background check fee.

Any person who applied for an appraiser license

before January 1, 2017 will not need to submit fingerprints with their application. New applicants and current license holders who apply for or renew an appraiser license on or after January 1, 2017, will need to obtain and submit fingerprints with their application or renewal. To avoid delays and assure continued licensure, current license holders should get electronically fingerprinted at least three weeks before their license expiration date.

MorphoTrust is the vendor that collects and submits fingerprints to the FBI through DPS. They have no role in the actual research and processing of the criminal background checks or the delivery of its results. Please visit the [TALCB website](#) for additional instructions and information on how to get fingerprinted.

FEE REDUCTIONS

As of January 1, 2017, the fee to register or renew Appraiser Management Companies in Texas was reduced by \$300 to \$3,000 and the fee to add or remove appraiser panelists dropped from \$10 to \$5. On the same date, the new requirement for a criminal history check went into effect for all appraisers at application or renewal. See our [website](#) for more details.

TALCB Employee Update

**Vernis McGill***TALCB Standards and Enforcement*

Vernis joined the agency on January 3rd after working with the Texas Commission on Environmental Quality for over two years. She attended Tarleton State University where she earned her B.S. in Criminal Justice. She obtained her real estate license in 2005 and continued to actively work in real estate until 2008 when she moved to Kuwait with her husband. In 2010, Vernis went back to school to earn her paralegal certificate and M.A. in Legal Studies from Texas State University. Vernis enjoys spending time with her family, traveling, cooking, canning and trying new restaurants. If you see Vernis around the office, please stop and say hello.

**Joshua McGuire***TALCB Standards and Enforcement*

Joshua McGuire is currently assigned as a legal assistant with the Texas Appraiser Licensing and Certification Board. He is also serving as a paralegal in the U.S. Air Force Reserve. He has been a reservist for nearly 6 years. Previously, Mr. McGuire spent 3 years as a middle school mathematics teacher. He also spent over 14 years as an active duty Air Force fighter mechanic. During this time, he lived in Idaho, California, South Korea, Italy, Qatar, and finally Texas. Mr. McGuire has his bachelor's degree in Finance from the University of Oklahoma and an associate's degree in paralegal studies from the Community College of the Air Force. He has been married for over 16 years and has 3 children: ages 14, 11, and 3.

IMPORTANT DATES TO REMEMBER

TALCB Meeting—February 9, 2017

Annual Texas Residential Realty Summit—February 10, 2017

Check the [TALCB website](#) regularly for postings of all of our upcoming meetings.

Rule Actions from the November 18, 2016, Board Meeting

22 TAC §153.5, Fees

The proposed amendments recommended by the Enforcement Committee change the reference in the rule from the fee for an evaluation of an applicant's criminal history to the fee for an evaluation of an applicant's moral character to align the rule with statutory requirements in Chapter 1103, Texas Occupations Code, and current Board practice. PLEASE NOTE: Due to changes in the Texas Register publication schedule, the proposed amendments to this rule will not be on the agenda for adoption by the Board until the Board's next quarterly meeting in May 2017. You may continue to submit comments on the proposed amendments to this rule to general.counsel@talcb.texas.gov.

22 TAC §153.19, Licensing for Persons with Criminal History

The proposed amendments recommended by the Enforcement Committee add language to the caption of the rule and change the language in subsection (f) from criminal history evaluation to moral character determination to align the rule with statutory requirements in Chapter 1103, Texas Occupations Code, and current Board practice.

FORMS

The Board will consider changes to the Request for Criminal History Evaluation form at its meeting on February 9, 2017.

TALCB Enforcement Actions

The Texas Appraiser Licensing and Certification Board publishes their enforcement actions regularly on [the TALCB website](#). To read the reports please go to the TALCB website and click on, public and disciplinary actions.



Inspector INSIGHT

The Texas Real Estate Inspector Committee is as an advisory committee to the Texas Real Estate Commission on matters pertaining to the licensing and regulation of real estate inspectors. The Committee recommends rules and policies that ensure inspections meet high professional standards and enhance consumer protection.



INSIDE THIS ISSUE: **New Website** (page 1) **From the Executive Director** (page 2) **Proposed Rules** (page 3)
Enforcement Actions (page 3)

ANNOUNCING THE NEW & IMPROVED TREC WEBSITE



TREC's new website will go live Thursday, February 2! TREC's new site has been carefully designed to better serve the needs of Texas consumers, current license holders, and those interested in becoming licensed.

However, the new website provides more than just a fresh, new look. It has been designed with the user in mind. This means a much more user-friendly experience with the goal to provide you the information you need more easily and efficiently.

The new website has an enhanced home page that highlights important news and articles. The site has been designed to provide you, the license holder, the information you want without having to search for it by providing links to information related to the content you are currently viewing. The license holder search has been redesigned to be much more intuitive and is accessible from almost every page of the site. The website is also optimized for viewing on mobile devices like smartphones or tablets so that you can access the information you need on the go.



[Need CE Credit?]

**Then attend the next Inspector
Committee Meeting on February 3rd!**

The Commission adopted a rule at the November 2016 Meeting to award up to 2 hours of continuing education (CE) credit to inspectors attending the February meeting of the Texas Real Estate Inspector Committee Meeting.

FROM THE EXECUTIVE DIRECTOR



Douglas E. Oldmixon
Executive Director

It is a new year and activity is picking up around the agency. We are very excited to unveil our new and improved website. This website is designed to be intuitive, so information is easy to find without having to search for it. It is also designed with mobile devices in mind so that you can access information at home, work, or on the go with ease. We are committed to continue to

improve your online experience with the agency, and the new website is the most recent result of that commitment. Be sure to check it out.

As was mentioned often last year, the Inspector Committee has been diligently working to make inspector education more consistent and the coursework more meaningful. Work is nearly complete on the first of the two four-hour courses that will replace the current 8-hour Texas Standards of Practice/Legal/Ethics Update Course planned for rollout as of September 1 of this year. The Education Subcommittee has already begun to work on the second part of that

required coursework. Development of this coursework is the first step to providing better inspector education by focusing on better content rather than more hours.

On February 3rd, the Education Subcommittee will meet at 9 AM to discuss several items related to the new courses mentioned above. The full committee will meet at 10 AM immediately after the subcommittee meeting. At that meeting, the Committee will elect new officers for the upcoming calendar year. This meeting also provides an opportunity for inspectors to earn up to 2 hours of Inspector Continuing Education (ICE) credit for attending that meeting. This provides inspectors the opportunity to see the Committee in action first hand, and earn ICE credit while doing so. February also brings the terms of several Committee members to an end. The TREC interview committee will evaluate applications in the coming weeks and interviews will be conducted as needed, so that the interview committee can bring its recommendations to the Commission at its February 13th meeting.

As we move forward, I encourage you to stay engaged in the process. As I look back with pride at the progress the Committee made in 2016, I look forward to what more can be accomplished in 2017. Thank you for all you do to help the Committee and Commission remain true to their charge to protect and serve the people of Texas.

IMPORTANT DATES TO REMEMBER

Texas Real Estate Inspector Committee Education Subcommittee Meeting—February 3 at 9AM

Texas Real Estate Inspector Committee Meeting—February 3 at 10AM

Texas Real Estate Commission Meeting—February 13 at 10AM

Check the [TREC website](#) regularly for postings of all of our upcoming meetings.



RULES UP FOR ADOPTION AT THE FEBRUARY COMMISSION MEETING

The following amendments were proposed at the November 14, 2016, meeting of the Commission and are up for adoption at the February 13, 2017, meeting. You can see the full text of these rules on the "Proposed Rules" section of the TREC website. The deadline for written comments was 5 p.m. January 9, 2017. Any comments on the proposed rules after that date can be made in person at the Inspector Committee or Commission meeting.

§535.216, Renewal of License. The proposed amendments to §535.216 clarify the process for renewing an expired inspector license when the license has been expired for less than six months.

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