

SELF-DIRECTED
SEMI-INDEPENDENT
AGENCY REPORT



NOVEMBER 1, 2019

SELF-DIRECTED SEMI-INDEPENDENT AGENCY REPORT

TEXAS REAL ESTATE COMMISSION
Austin, Texas

November 1, 2019

DOUGLAS E. OLDMIXON
EXECUTIVE DIRECTOR



Protecting Texans' Dreams

TREC Commissioners

R. Scott Kesner
Chair

Bob Leonard
Vice Chair

TJ Turner
Secretary

Jason Hartgraves

Jan Fite Miller

Barbara Russell

Rayito Stephens

DeLora Wilkinson

Micheal Williams

Douglas E. Oldmixon
Executive Director

November 1, 2019

Honorable Greg Abbott, Governor

Honorable Jane Nelson, Chair, Senate Finance Committee

Honorable Oscar Longoria, Vice Chair, House Appropriations Committee

Mr. John McGeady, Legislative Budget Board

Greetings:

As a Self-Directed Semi-Independent agency, The Texas Real Estate Commission together with the Texas Appraiser Licensing & Certification Board respectfully submits the following information required by Texas Occupations Code Section 1105.005 (c):

(1) The salary for all agency personnel and the total amount of per diem expenses and travel expenses paid for all agency employees for the preceding five fiscal years:

Total Agency Salaries

FY2015	FY2016	FY2017	FY2018	FY2019
\$5,472,925.14	\$5,777,500.07	\$6,054,367.19	\$6,543,187.14	\$7,346,104.37

Total Per Diem and Travel expenses for all agency employees

FY2015	FY2016	FY2017	FY2018	FY2019
\$32,436.45	\$42,742.88	\$43,210.90	\$43,911.76	\$45,988.77



TALCB Board Members

Sara Oates
Chair

Martha Gayle Reid Lynch
Vice Chair

Chance Bolton
Secretary

Clayton P. Black

James J. Jeffries

Tony F. Peña

Earl "Buster" Renfrow

Stephanie Robinson

Lisa Sprinkle

Douglas E. Oldmixon
Commissioner

(2) The total amount of per diem expenses and travel expenses paid for each member of the Texas Real Estate Commission, the Texas Appraiser Licensing & Certification Board, the Texas Real Estate Commission Broker/Lawyer Committee, the Texas Real Estate Commission Education Standards Advisory Committee, and the Texas Real Estate Inspector Committee for the preceding five fiscal years.

(3) An excerpt from the agency's strategic plan 2019 – 2023.

(4) 2020 annual budgets of the commission and the board, showing:

- a) Projected budget data for a period of two fiscal years; and
- b) Trend performance data for the preceding five fiscal years;

(5) A listing of FY2020 Budgeted Monthly Salary Rates by Position.

(6) Exhibits A1, A2, I1, I2, J1, K1, and K2 from the agency's FY2019 Annual Financial Report detailing all revenues and a breakdown of expenses incurred by the agency in the previous 12 months.

(7) Trend performance data for Fiscal Years 2015-2019 for:

- (a) The number of full-time equivalent positions at the agency;
- (b) The number of complaints received from the public and the number of complaints initiated by agency staff;
- (c) The number of complaints dismissed and the number of complaints resolved by enforcement action;
- (d) The number of enforcement actions by sanction type;
- (e) The number of enforcement cases closed through voluntary compliance;
- (f) The amount of administrative penalties assessed and the rate of collection of assessed administrative penalties;
- (g) The number of enforcement cases that allege a threat to public health, safety, or welfare or a violation of professional standards of care and the disposition of those cases;
- (h) The average time to resolve a complaint;
- (i) The number of license holders or regulated persons broken down by type of license and license status including inactive status or retired status;
- (j) The fee charged to issue and renew each type of license, certificate, or registration issued by the agency;
- (k) The average time to issue a license, certificate or registration;
- (l) Litigation costs, broken down by administrative hearings, judicial proceedings, and outside counsel costs;
- (m) Reserve fund balances.

If you have any questions, please contact Priscilla Pipho at 512.936.3590 or Melissa Huerta at 512.936.3616.

Sincerely,



Douglas E. Oldmixon
Executive Director

DEO/mkh

Enclosures

Total Amount of Per Diem Expenses and Travel Expenses for each Commission, Board, and Advisory Member from FY2015 - FY2019

Texas Real Estate Commission members:	Travel				
	FY2015	FY2016	FY2017	FY2018	2019
Alley Jr., Troy C		719.93	1,040.41		
Arriaga, Adrian A	3,784.78	3,453.40	4,696.71	8,124.64	6,651.48
Hartgraves, Jason					821.61
Hensley, Jaime Blevins	1,451.11	251.85			
Jones, Bill		1,094.02	781.34		
Justice, Joanne	1,072.18	228.85			
Kesner, R. Scott					3,664.31
Leonard, Bob				838.62	4,962.30
Martinez, Weston		762.19	762.19		
Miller, Jan Fite				1,064.98	5,399.49
Russell, Barbara					1,143.85
Stephens, Rayito		205.64	411.28		359.96
Turner, Thomas (T.J.)					
Westcott, Chart H					
Wilkinson, De Lora				1,945.99	3,693.66
Williams, Michael					
Wukasch, Avis G.		1,212.64	2,262.26	1,768.65	
Total Travel and Per Diem	6,308.07	7,928.52	9,954.19	13,742.88	26,696.66

Per Diem				
FY2015	FY2016	FY2017	FY2018	2019
150.00	300.00	150.00		
375.00	300.00	225.00	525.00	1,350.00
				375.00
300.00	75.00			
450.00	525.00	300.00	150.00	
300.00	75.00			
				450.00
	300.00	375.00	900.00	1,500.00
225.00	375.00	225.00	75.00	
				-
				225.00
	300.00	225.00	300.00	825.00
375.00	225.00	225.00	450.00	1,125.00
75.00				
			375.00	900.00
			375.00	600.00
225.00	300.00	300.00	375.00	300.00
2,475.00	2,775.00	2,025.00	3,525.00	7,650.00

Texas Appraiser Licensing & Certification Board members:	Travel				
	FY2015	FY2016	FY2017	FY2018	2019
Barba Jr., Jesse	6,119.90	3,124.34			
Beard, Walker R.	2,830.38	2,283.22	752.19		
Black, Clayton P	2851.25	2698.75	3624.06	2352.78	3,532.55
Bolton, Chance				0	
Carlson, Patrick M		0			
De La Garza Jr., Luis F	732.12				
Fontana, Laurie	2816.65	1762.07	666.43		
Jeffries, James J				0	
Padden, Brian L					
Pena, Tony F					747.31
Reid Lynch, Martha Gayle			3134.02	3881.83	9,021.67
Sostre-Odio, Alejandro					185.83
Wickliffe, Jamie	1253.25	1888.82	4534.32	1306.83	5,856.53
Yannuzzi, Joyce A			547.77	1099.89	2,259.00
Total Travel and Per Diem	16,603.55	11,757.20	13,258.79	8,641.33	21,602.89

Per Diem				
FY2015	FY2016	FY2017	FY2018	2019
600.00	300.00	75.00		
375.00	225.00			
450.00	300.00	450.00	225.00	525.00
		600.00	375.00	1,275.00
150.00	75.00			
75.00				
900.00	225.00	150.00		
450.00	525.00	750.00	300.00	675.00
450.00	300.00	75.00		
		525.00	300.00	1,200.00
		450.00	300.00	750.00
375.00	225.00	300.00	300.00	450.00
		375.00	300.00	600.00
3,825.00	2,175.00	3,750.00	2,100.00	5,475.00

Texas Real Estate Commission Broker/Lawyer Committee:	Travel				
	FY2015	FY2016	FY2017	FY2018	2019
Keebaugh, Lori		321.60	1,454.47	1,395.00	517.25

Texas Real Estate Commission Education Standards Advisory Committee:	Travel				
	FY2015	FY2016	FY2017	FY2018	2019
Henry, Mary Lou					968.45
Hilton, Jeffry Scott					505.31
Jones, Susan			702.85		
Napoleon, Marion					546.91
Pena, Ruben M					167.76
Peters, Felicia Tornabene					417.42
Solecki, Lori Beth					624.26
Stokes, Kellie					1,295.28

Texas Real Estate Inspector Committee:	Travel				
	FY2015	FY2016	FY2017	FY2018	2019
Eakin, Greg	985.98	985.98			
Motley, David					254.75
Total Advisory Members Travel	985.98	1,307.58	2,157.32	1,395.00	9,335.39

Mission of the Texas Real Estate Commission & Texas Appraiser Licensing and Certification Board

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.

Agency Philosophy:

To achieve this mission, our agency:

- provides exceptional customer service that is accessible, responsive and transparent;
- demands integrity, accountability and high standards, of both license holders and ourselves; and
- strives continuously for effectiveness, efficiency and excellence in our performance.

Agency Motto:

Protecting Texans' Dreams

Agency Operational Goals and Action Plan

GOAL I ENSURE STANDARDS
<p>To protect the public by ensuring license holders meet the educational, ethical, and legal requirements to provide real estate services in Texas. (Texas Occupations Code, Chapters 1101, 1102, 1103, 1104, and 1303, and Texas Property Code, Chapter 221)</p>
<p style="text-align: center;">SPECIFIC ACTION ITEMS TO ACHIEVE YOUR GOAL</p> <ol style="list-style-type: none"> 1. The Education & Licensing Services Division of the Texas Real Estate Commission (the Commission) and Texas Appraiser Licensing & Certification Board (the Board) ensures compliance with all educational, experience, examination and application requirements through the accurate and timely review and process of applications, renewals, informational changes and histories for real estate brokers or sales agents, appraisers, appraisal management companies, inspectors, and easement or right-of-way registrants. 2. Real estate broker, sales agent, inspector and appraiser applicants must complete qualifying (pre-license) education to meet education requirements. In addition, real estate brokers, inspectors and appraisers must satisfy experience requirements as required by statute to ensure competency. 3. We are committed to ensure license holders receive quality education through oversight of real estate education, including the registration of broker, sales agent and inspector education providers, instructors, and courses for both qualifying and continuing education. Pursuant to legislative requirements, the Commission has established a method for calculating the exam passage rates for Commission approved education providers who offer qualifying real estate and inspector courses. To ensure that quality education is provided to applicants and license holders who offer real estate services, these education providers are ranked based on first time passage rates. An education provider whose ranking is subject to disapproval or revocation when filing an application for subsequent approval will be disapproved to offer courses for that license category. 4. Real estate broker, inspector, and appraiser applicants must pass a comprehensive exam to help ensure they provide competent real estate services after obtaining a license. 5. After the exam is passed and prior to the issuance of a license, an applicant must undergo a criminal history background check which is reviewed by the Standards & Enforcement Services divisions of the Commission and Board to determine if an applicant’s honesty, trustworthiness, and integrity meets statutory and legal requirements. A license is issued only if an applicant meets these standards. To ensure continued protection for the citizens of Texas, a follow-up criminal history background check is performed each time a license is renewed. 6. License holders are issued a two-year license and must complete continuing education prior to each renewal to further support the license holder’s development of skill and competence in providing real estate services to Texas consumers. 7. Through its relationship with the Real Estate Center at Texas A&M University, the Commission has created three non-elective continuing education courses that are mandatory for sales agents and certain real estate brokers to complete during each renewal period. These non-elective courses provide consistent delivery of current and relevant information on real estate brokerage services, ethical behavior and supervisory responsibilities for brokers as well as legal updates that emphasize

the most recent trends, developments, case studies, complaints, laws, statutes, regulations, disciplinary actions, and court cases as they relate to Texas real estate license holders. Inspector continuing education requirements include the completion of a non-elective Standards of Practice Review and a Legal & Ethics course that is specific to inspectors during each renewal period; and appraiser continuing education must include the completion of a USPAP Update course for each renewal that is current to the profession.

DESCRIBE HOW YOUR GOAL OR ACTION ITEMS SUPPORTS EACH STATEWIDE OBJECTIVE

1. Accountable to tax and fee payers of Texas.

Through the efficient use of personnel and diligent oversight of costs associated with filing fees, the Commission and Board have been successful in reducing application and renewal fees and providing prompt and efficient service to license holders who are Texas citizens. To further reduce the cost of applying, renewing, or making changes to license holder information or supervisory relationships, applicants and license holders are also encouraged to file applications or changes online in lieu of submitting paper applications which require a paper filing fee.

2. Efficient such that maximum results are produced with a minimum waste of taxpayer funds, including through the elimination of redundant and non-core functions.

During Fiscal Year 2017, the Education & Licensing Services division processed approximately 30,100 original applications with 19 full-time employees. As of February 2018 the division processed approximately 12,608 original real estate applications with six months remaining in this fiscal year. The division also approves and is currently managing 411 Continuing Education (CE) providers; 49 Qualifying (pre-licensure) education providers; and approximately 2,371 instructors of real estate education. The division reviewed 2,822 qualifying and CE courses during fiscal year 2017 and has reviewed 1,937 during the first seven months of this fiscal year. Prior to January 2015 this division was also responsible for the data entry of continuing education for all license holders. Since that date a continuing education posting system has been implemented that enables real estate education providers to post continuing education to the system themselves within ten days of a student's course completion which enables license holders to renew more promptly and efficiently. In addition, through the use of consistent training techniques and cross-training of staff members we are able to maintain the quantity and quality of processing.

3. Effective in successfully fulfilling core functions, measuring success in achieving performance measures and implementing plans to continuously improve.

The division has experienced an increase in applications and an 11% increase in the number of license holders since 2015. As of August 31, 2017, there were 182,615 real estate sales agents, brokers, inspectors and easement and right-of-way registrants and 6,096 certified or licensed Texas real estate appraisers. Staff recommendations to improve efficiency have enabled us to streamline our processes and functionality. As we receive new applications and as current license holders renew, make inquiries or changes to information, the division is committed to process all documents received in a timely fashion. The ability for applicants and license holders to file applications online allows for immediate receipt of an application and more prompt and efficient processing of an application or license holder's supporting documents. Application supporting documents are forwarded to a dedicated email address at documents@trec.texas.gov to allow immediate access to division staff for processing.

<p>4. Providing excellent customer services.</p> <p>This division has three staff persons assigned each day to respond to emails and telephone calls that are specific to the processing of applications and renewals within the division. All staff are trained and rotate this responsibility and provide accurate and complete information to applicants, license holders, and internal staff. They are required to respond to emails and telephone calls within 24 hours and must make notes in the computer system summarizing their response to calls or the content of their emails for use by other agency staff.</p>
<p>5. Transparent such that agency actions can be understood by any Texan.</p> <p>The Commission and Board maintains websites and publishes a newsletter to communicate and keep license holders and Texans informed of Commission and Board actions. The public may also access Commission and Board meetings through live streaming provided by the Agency.</p>
<p>DESCRIBE ANY OTHER CONSIDERATIONS RELEVANT TO YOUR GOAL OR ACTION ITEM</p>
<p>The Agency is working with the Facilities Commission and other stakeholders to seek additional options for reducing the occupancy expenses of the Agency while allowing for an enhanced development of state resources. This search includes the potential development of an alternate facility for the Agency on the highly restricted Lot 19 in the Capitol Complex. Innovative alternatives are being explored.</p>

<p>GOAL II ENFORCE REGULATIONS - TREC</p>
<p>To safeguard the public interest by effectively and efficiently enforcing the laws and rules of the Agency in a fair and consistent manner. (Texas Occupations Code, Chapters 1101, 1102, 1103, 1104, and 1303, and Texas Property Code, Chapter 221)</p>
<p>SPECIFIC ACTION ITEMS TO ACHIEVE YOUR GOAL</p>
<p>The Texas Real Estate Commission’s Standards & Enforcement Services division (“SES” or “the division”) handles a high volume of signed, written complaints from the public and license holders, as well as a smaller number of staff-initiated complaints. Importantly, the Agency cannot accept anonymous complaints or conduct covert investigations.</p> <p>The complaints primarily concern alleged statutory and administrative violations by brokers, sales agents, and inspectors, or alleged violations by unlicensed persons engaging in activities for which a license is required. A small number of complaints also concern education providers and instructors, as well as easement or right-of-way certificate holders. In addition, the division oversees timeshare developers (discussed further below) and residential service companies (discussed further below).</p>
<p>DESCRIBE HOW YOUR GOAL OR ACTION ITEMS SUPPORTS EACH STATEWIDE OBJECTIVE</p>
<p>1. Accountable to tax and fee payers of Texas.</p> <p>The Texas Real Estate Commission is committed to the protection of the citizens of Texas. SES accomplishes this through timely, fair, and consistent enforcement of The Real Estate License Act, Commission rules, Chapter 1102 of the Texas Occupations Code (governing real estate inspectors), the Texas Timeshare Act, and the Residential Service Company Act. In addition, TREC SES oversees the sanctions of license holders and unlicensed persons who have violated various regulatory requirements.</p>

2. Efficient such that maximum results are produced with a minimum waste of taxpayer funds, including through the elimination of redundant and non-core functions.

From Fiscal Year 2013 through Fiscal Year 2017, the number of complaints received increased from 2086 complaints to 4561 complaints. Despite this 119 percent increase in complaints received, the SES division has maintained or lowered the number of staff positions.

As of May 2018, the SES division has 27.6 staff positions. In Fiscal Year 2013, the division had 28 staff positions. During this same period, the number of complaints resolved increased from 2124 complaints closed to 4071 complaints closed.

These increases occurred without increase the age of cases. As of August 31, 2017, over 96 percent of complaints were less than a year old. Out of 1606 open complaints, there were zero cases were over two years old.

3. Effective in successfully fulfilling core functions, measuring success in achieving performance measures and implementing plans to continuously improve.

During FY 2017, the division opened 4561 cases and closed 4071 cases. While most complaints from the public relate to the purchase, lease, or inspection of a home, a complaint may also include allegations ranging from misleading advertising to criminal history to unlicensed activity. Some complaints are closed with no action taken because of a lack of agency jurisdiction or lack of evidence. Once it is determined that the complaint is within the Agency's jurisdiction, the Agency notifies the license holder or other respondent, gives the person an opportunity to respond, and investigates the complaint. The division completes almost all investigations within six months of receipt of the complaint.

The division also implements standards, reviews certain applications for a license, and makes determinations of moral character to assess the honesty, trustworthiness, and integrity of applicants. In FY 2017, the division reviewed and closed 1864 application investigation cases and moral character determination cases. Most involved an applicant's criminal history.

TREC SES also administers the Texas Timeshare Act. The Act requires a developer that desires to offer a timeshare interest for sale to a Texas resident to register the plan with the Agency regardless of the location of the timeshare that is the subject of the plan. The division reviews the registration, and any amendment application, to ensure that it meets the requirements of the Act. TREC will not register a timeshare plan until the plan fully complies with the Act.

In addition to the Timeshare Act, the Agency administers the Residential Service Company Act. That Act requires the Agency to license any company wishing to offer a home warranty covering existing residential property in Texas. TREC SES monitors residential service companies licensed to conduct business in this state to ensure compliance with the Act, including a company's ability to meet financial obligations to Texas contract holders, and assists consumers with any issues related to claim delays or denials. As of August 31, 2017, there were 46 licensed residential service companies in Texas.

4. Providing excellent customer services.

Each day, Standards & Enforcement Services assigns one lawyer to respond to phone and email inquiries. A phone call must be responded to within four hours and an email within one business day. In addition, the division has a dedicated email address (enforcement@trec.texas.gov), and phone number (512-936-3005). Further, the division has an email address dedicated only to standards issues (application and moral character determinations) (standards@trec.texas.gov). The division also employs an ombudsman to respond to residential service company issues.

In addition, as described above, SES resolves thousands of cases, almost all of which are resolved within a year. The division also provides a great deal of information on its website and in the materials at quarterly commission meetings.

5. Transparent such that Agency actions can be understood by any Texan.

The Agency maintains a website with a wealth of information (www.trec.texas.gov). On that website, Standards & Enforcement Services maintains information on complaints under “How to File a Complaint” under the “Public” drop-down menu. Other complaint-related information on the website includes information on disciplinary actions and a detailed list of frequently asked questions. The website also discusses and links to the relevant statutes and all commission rules. Further, the division contributes articles that discuss various enforcement-related issues.

DESCRIBE ANY OTHER CONSIDERATIONS RELEVANT TO YOUR GOAL OR ACTION ITEM

Consumer educational disclosures and standard forms required by the Agency to be delivered to customers and clients of license holders will be written in simpler language and strongly branded to increase awareness of the regulatory agency to which complaints may be made. Educational requirements of real estate inspectors under Chapter 1102 are also being reviewed to align them more appropriately with other jurisdictions and focus better on quality versus quantity. Potential for elimination of duplicative consumer protection financial safeguards in Ch. 1102 is also being considered.

GOAL II ENFORCE REGULATIONS - TALCB

To safeguard the public interest by effectively and efficiently enforcing the laws and rules of the Agency in a fair and consistent manner. (Texas Occupations Code, Chapters 1101, 1102, 1103, 1104, and 1303, and Texas Property Code, Chapter 221)

SPECIFIC ACTION ITEMS TO ACHIEVE YOUR GOAL

The Texas Appraiser Licensing and Certification Board’s Standards & Enforcement Services Division (“TALCB SES” or “the division”) investigates and resolves a high volume of signed, written complaints from the public, industry stakeholders and license holders, along with a smaller number of staff-initiated complaints. The division does not accept anonymous complaints and does not conduct covert investigations except when authorized by law. Complaints mostly involve allegations of violations of the Uniform Standards of Professional Appraisal Practice (“USPAP”), the nationwide standards adopted by the Texas legislature as the minimum professional standards for conducting credible and reliable real estate appraisal activity. The division also handles complaints against appraisal management companies (“AMC’s”) for alleged statutory and regulatory violations. In addition, the division processes complaints involving violations by unlicensed persons engaging in activities for which a license is required.

The division is also charged with evaluating two aspects of applications for licensure. First, the division reviews the criminal history of appraiser applicants and key personnel of AMC's. Second the division conducts experience audits of all appraiser licensee applications for all appraiser licensure categories (licensed, certified residential, and certified general), which includes reviewing license holder work product for compliance with USPAP. Consistent with federal oversight requirements and state law, successful completion of the experience audit and criminal history background check is a prerequisite to the Board's issuance of a license to an applicant.

In addition, the division provides assistance to law enforcement and prosecutors upon request under Tex. Penal Code § 32.32. Law enforcement or prosecutorial agencies may request such assistance by submitting a written request for assistance ("RFA") to TALCB SES.

DESCRIBE HOW YOUR GOAL OR ACTION ITEMS SUPPORTS EACH STATEWIDE OBJECTIVE

1. Accountable to tax and fee payers of Texas.

The Texas Appraiser Licensing and Certification Board protects the citizens of Texas through timely, fair and consistent enforcement of the Texas Appraiser Licensing and Certification Act (Texas Occupations Code Ch. 1103) (the "Act") and the Texas Appraisal Management Company Registration and Regulation Act (Texas Occupations Code Ch. 1104) (the "AMC Act"). TALCB SES investigates and resolves complaints against licensed appraisers and AMC's, and where appropriate, takes disciplinary and remedial action to protect the public. TALCB also takes action against unlicensed activity, and cooperates with sister state and federal regulatory agencies and law enforcement / prosecutors upon request for those matters which may involve criminal conduct. The division reviews and audits applicants as required by law to ensure those issued a license have the requisite honesty, trustworthiness and integrity and minimum competency necessary to protect the public.

2. Efficient such that maximum results are produced with a minimum waste of taxpayer funds, including through the elimination of redundant and non-core functions.

As of April, 2018 the division has 10 staff positions comprised of 5 appraiser investigators (1 vacant), 3 support staff, 1 attorney and a division director. In addition to its 5 appraiser investigators, the Agency augments its investigative staff by relying on Board appointed, volunteer members of the statutorily authorized Peer Investigative Committees (PICs) to review appraisals subject to a complaint. TEX. OCC. CODE § 1103.453. Each PIC member is a volunteer who is an active real estate appraiser and AQB Certified USPAP Instructor who meets the qualifying criteria prescribed by the Board. The PIC process is managed by the division director. Despite a reduction in staff from 13 to 10 since 2014, the division has reduced its backlog of aged complaints. During the last 3 federal oversight audits (2014, 2016 and 2018) the division achieved the previously elusive 1-year or less timeframe set by the Board's federal oversight body (the Appraisal Subcommittee ("ASC")) for resolution of complaints. As of April, 2018 TALC SES manages to resolve most complaint matters within 7 months and triages most complaints within the first 90 days.

3. Effective in successfully fulfilling core functions, measuring success in achieving performance measures and implementing plans to continuously improve.

During FY 2017, TALCB SES received 184 cases and closed 172. In FY 2017 approximately 25% of resolved complaints resulted in disciplinary action, with the remaining roughly 75% being

dismissed. The majority of the complaints arise from alleged violations of USPAP, but may also include allegations about unlicensed activity, misleading conduct, or prohibited business practices. After receiving a complaint, the division notifies the license holder and requests that the license holder respond in writing and submit certain documentation responsive to the complaint. If fraud is alleged, the complaint may be handled covertly, as required by TEX. GOV'T CODE § 402.033 and PENAL CODE § 32.32. Once the complaint is screened to ensure the Board has jurisdiction, the division notifies the license holder or other Respondent and gives the person an opportunity to respond. After receipt of the response materials, the complaint is then assigned to an investigator to complete an investigation. During the pendency of a complaint, information and documentation concerning the complaint is generally kept confidential. TEX. OCC. CODE §§1103.460 and 1104.2082. At present, roughly two thirds of all complaint matters result in a dismissal after investigation. Dismissals include complaints involving the issuance of non-disciplinary warning letters or contingent dismissals (in which completion of remedial education or mentorship is required prior to dismissal). In the remaining roughly one third of the complaints, disciplinary action is warranted, and the division attempts to resolve the complaint by agreement, consistent with a Board-approved disciplinary matrix adopted by rule. Such agreements take the form of an agreed final order or voluntary surrender of the license and are approved by the Board at their quarterly meeting. If an agreement cannot be reached between staff and the Respondent, TALCB SES pursues formal disciplinary action via the contested case hearing process at the State Office of Administrative Hearings (SOAH). Regular staff meetings and periodic case management meetings are used to ensure complaints are timely processed, investigated and appropriately resolved.

During FY 2017 the division also received 139 experience audits and closed 112. Out of those, 3 resulted in application denials. Typically, two properties from the applicant's experience log are requested and reviewed by a staff investigator for general compliance with USPAP. After review of the applicant's work product for USPAP compliance, the investigator makes a recommendation on whether to approve the audit. In certain borderline instances, an applicant is approved contingent upon completion of additional education or mentorship. In addition, all applicants' criminal history is reviewed by staff. Consistent with Tex. Occ. Code Ch. 53 and Board rules, certain criminal convictions may serve as grounds for denying an application. If denied on either basis, an applicant has 30 days to appeal the denial by notifying the division in writing. Appeals of application denials go through the regular contested case hearing process at SOAH. Regular staff meetings and periodic case management meetings are used to ensure experience audits are timely processed, investigated and appropriately resolved.

During FY 2017 the division received 1 RFA seeking assistance with appraisal related matters involving potential criminal conduct. In 2017, the Texas Legislature passed legislation abolishing the Texas Residential Mortgage Fraud Task Force. During its roughly 10 year existence, TALCB SES was a member of the Task Force. During that time, 148 requests for assistance from state and federal law enforcement and prosecutorial agencies have been received, 147 of these have been resolved. This assistance has led to several indictments, prosecutions and convictions of licensed appraisers for criminal conduct. Despite abolishment of the formal Task Force, TALCB SES continues to cooperate with and make referrals to state and federal law enforcement and prosecutorial agencies when appropriate.

4. Providing excellent customer services.

The division regularly responds to inquiries from the public and license holders most frequently by telephone and e-mail. In fact, the division has a dedicated e-mail address (enforcement.talcb@trec.texas.gov) to serve this purpose. Depending on the nature of the inquiry an investigator or attorney will respond to the inquiry. As of April, 2018 the division maintains a caseload in which most matters are resolved within 7 months and triages cases within the first 90 days in an effort to resolve complaints efficiently so that the concerns and needs of license holders and the public are addressed as promptly as possible. As discussed below, the Board also maintains a website that provides detailed information about the complaint process. Additionally, upon request, TALCB SES holds investigative conferences with Respondents as part of the complaint resolution process or Applicants as part of the audit process in an effort to address their concerns and will occasionally meet with those have filed complaints when necessary to address their concerns.

5. Transparent such that agency actions can be understood by any Texan.

The Board maintains a website (www.talcb.texas.gov) which provides extensive information about the complaint process to the public, license holders and industry stakeholders alike. Under the “Public” tab on the Board’s home page separate sections addressing a variety of topics, including: (1) consumer information; (2) the complaint filing process; (3) how to obtain public information; (4) a license holder search function, (5) frequently asked questions and news and (6) disciplinary actions are readily available. Links are also provided to a .pdf copy of the Board’s complaint form, as well as a flow chart of the complaint process and links to the Agency’s rules and laws. Additionally, in an effort to keep Texas well informed about the regulatory process and new developments in the industry, the Board provides staff to speak throughout the state to stakeholders, trade groups, other associations and public groups, addressing the enforcement process and current topics and trends.

DESCRIBE ANY OTHER CONSIDERATIONS RELEVANT TO YOUR GOAL OR ACTION ITEM

Anticipate cleanup changes needed in the 2019 legislative session to Chapters 1103 and 1104 of the Texas Occupations Code to conform state law to any developments in federal appraisal related regulatory laws. Additionally, references to the general revenue fund in Chapters 1103, 1104 and 1105 of the Texas Occupations Code conflict with the Agency status as a Self-Directed Semi-Independent (SDSI) agency and should be removed. The Agency will carefully monitor new federal requirements for any impact on staff resource levels and cost recovery considerations. Agency is prepared to receive license holders currently regulated by other agencies where significant jurisdictional overlap exists.

GOAL III COMMUNICATE EFFECTIVELY

To communicate with license holders and the public by providing reliable information to promote informed decisions in Texas real estate transactions. (Texas Occupations Code, Chapters 1101, 1102, 1103, 1104, and 1303, and Texas Property Code, Chapter 221)

SPECIFIC ACTION ITEMS TO ACHIEVE YOUR GOAL

1. Provide exceptional customer service
2. Provide accurate and thorough information
3. Assist all license holders with online transactions
4. Respond to email inquiries within a two business day time frame

5. Remain knowledgeable with Rules and Policies in regards to the Texas Real Estate Commission and the Texas Appraiser Licensing and Certification Board
6. Remain knowledgeable in regards to application processing procedures, fees, and forms
7. Respond to Customer Service Surveys within a two business day time frame by phone or email
8. Handle all Public Information Act requests in a prompt and professional manner

DESCRIBE HOW YOUR GOAL OR ACTION ITEMS SUPPORTS EACH STATEWIDE OBJECTIVE

1. Accountable to tax and fee payers of Texas.

Team members assist license holders with online transactions which eliminates the submission of paper applications along with the paper processing fees.

License holders are informed on their license status which assists them on making decisions of the appropriate time for online renewals. Recently both TREC and TALCB posted a webpage showing the processing times of applications. These pages are designed to provide applicants a snapshot of where the Agency staff is in terms of processing applications and other documents. Staff updates the processing times page on both websites every Monday by 3pm. The information is also published on the homepage of both websites and posted on social media every week.

2. Effective in successfully fulfilling core functions, measuring success in achieving performance measures and implementing plans to continuously improve.

Whether a Team member is answering an initial call or returning a call, the customer is greeted in a professional manner. The Team member introduces themselves and informs the caller that they are speaking with the Texas Real Estate Commission and the Texas Appraiser Licensing and Certification Board. The Team member asks how they can assist. Team members provide accurate information in a timely manner. Each call is not completed until the Team member confirms that all questions and concerns have been addressed. Every Team member strives to provide accurate information in a professional and timely manner.

3. Providing excellent customer services.

A combination of issues over the last biennium affected the quality of customer service the Agency provides to both consumers and to our license holders at all levels. It is particularly noticeable in an increase in the length an individual is on hold and the time in which staff is able to respond to an email inquiry. As a result, the Agency has taken some additional direct remedial steps to return the Agency to the exceptional customer service it is committed to offer. The Agency recognizes the new normal of a higher call and email volume and the need to address that volume in an effective and lasting way. Specifically, the Agency has taken the following measures:

- **Hiring Team Members** – The RCS and ELS divisions have both posted and hired additional positions. The Agency is committed to regularly assess the potential for any future customer service issues and evaluate the need for additional staff beyond those postings to minimize the possibility that those issues will arise.

- **Extending Business Hours** –the Agency has extended the hours for the Communication Center. It will now be operational for 12 and a half hours every business day, from 6:30 a.m. to 7:00 p.m. RCS staff has adjusted their schedules to make themselves available for these longer hours. The Agency will evaluate the new office hours every 90 days to determine the necessity of continuing the extended hours.
- **Implementation of Name Management Tool** - The Agency has developed a new online Name Management Tool that allows brokers to manage all of their business and team names via a free online web service available 24/7 that requires no intervention from agency staff.
- **Auto-response for emails** – Whenever someone emails the Agency, the customer receives an auto response showing the email was received. While staff makes every effort to respond to customer emails within two business days, due to the increased volume of email correspondence, staff is not always able to fulfill this customer service goal. The auto-response has been updated to explain that the Agency is currently working through a backlog, apologize for the inconvenience to the customer, and direct the customer to helpful information on the Agency websites.
- **New Call Center System** - The Agency is in the process of implementing a new phone system that will improve its ability to handle phone calls. This new phone system will assist with call management, provide an optional call back feature, and will utilize technology to better staff phones during peak calling times.

4. Customer Service Surveys are responded to within two business days by phone or email.

- Additionally, the Agency implemented a new, brief customer satisfaction survey that is separate from the statutorily required customer service survey. This new customer satisfaction survey provides individuals who contact the Agency a method to provide feedback to the Agency on the targeted questions about the resolution of their issue and their experience interacting with agency staff.

5. Transparent such that agency actions can be understood by any Texan.

Information is provided in writing through the Texas Real Estate Commission and Texas Appraiser Licensing and Certification Board websites, TREC Advisor, Social Media, and Strategic planning listening tours.

In 2017, the Agency purchased a new emailing system that allows it focus its message to targeted segments of the licensing population. This system has reduced redundant messaging by providing the Agency the ability to send tailored content to specific groups to address issues or explain updated or enhanced processes related to their particular license.

The Agency launched a redesigned website for the Commission in February 2017 to correspond with the previously redesigned TALCB website that was launched in 2014. The previous site had been in place since 1999. This new website design removes many redundancies throughout the old site and provides clearer language and key statistics throughout the website to help guide visitors

to the information that they need. The Agency understands that change of this type often requires an adjustment period for individuals to become accustomed to the new layout and content and makes every effort to help the transition by addressing potential navigation and content issues through its license holder newsletter and online/social media outlets.

DESCRIBE ANY OTHER CONSIDERATIONS RELEVANT TO YOUR GOAL OR ACTION ITEM
 Agency is developing a strong brand and a robust social media presence to more effectively communicate with license holders and especially to directly educate Texas consumers. New Agency websites were launched in FY14 and FY17. Enhanced social media outreach was launched in FY18, including monthly Facebook Town Hall interactive sessions. Working jointly with Texas A&M University and other state agencies and stakeholder associations of license holders, the Agency has developed an annual conference on single family real estate issues aimed at enabling an interdisciplinary approach to reduce barriers to the minimal effective regulation of this key market. Disaster recovery was a focus this year.

GOAL IV WORK WITH HUBS

To implement purchasing policies encouraging the use of historically underutilized businesses (HUBs). (Texas Government Code, §2161.123)

SPECIFIC ACTION ITEMS TO ACHIEVE YOUR GOAL

1. Utilize HUB vendors for non-competitive spot purchases of \$5,000 or less
2. Solicit a minimum of three certified HUB vendors for purchases over \$5,000
3. Attend HUB related meetings and forums to network with vendors and gain new knowledge of HUB vendors
4. Encourage and assist vendors who qualify as HUB vendors to become HUB certified by TPASS and to maintain their HUB certification
5. Encourage non-HUB vendors to subcontract with certified HUB vendors, pairing mentors with protégés
6. Exceed the bid advertisement requirement of obtaining more than two HUB bids from the Centralized Master Bidders List (CMBL) for purchases over \$2,000
7. Maintain positive working relationships with the current HUB vendors
8. Track HUB quarterly performance measures

DESCRIBE HOW YOUR GOAL OR ACTION ITEMS SUPPORTS EACH STATEWIDE OBJECTIVE

1. Accountable to tax and fee payers of Texas.

 By maintaining a robust program for HUB, we are ensuring that our financial investment in HUB businesses meets the highest standards for quality products and services.
2. Efficient such that maximum results are produced with a minimum waste of taxpayer funds, including through the elimination of redundant and non-core functions. By utilizing our historical relationships, we are maximizing our HUB vendor pool.

<p>3. Effective in successfully fulfilling core functions, measuring success in achieving performance measures and implementing plans to continuously improve.</p> <p>4. Daily processes for purchasing incorporate activities designed to meet the HUB goal of 30% utilization which we regularly exceed and which is significantly higher than the state average. (see chart).</p> <p>5. Providing excellent customer services.</p> <p>TREC is committed to excellent customer service which is seen in our HUB vendor relationships and the efforts we take to ensure HUBs are included to encouraged.</p> <p>6. Transparent such that agency actions can be understood by any Texan.</p> <p>The attached HUB report and chart (Schedule C) provide a clear picture of the actions that TREC takes to accomplish the goal.</p>
<p>DESCRIBE ANY OTHER CONSIDERATIONS RELEVANT TO YOUR GOAL OR ACTION ITEM</p>

TALCB Agency Operating Budget for FY2020 - includes 2 year projection and preceding 5 year trend data

Expenditure Category	Actual costs FY2015	Actual costs FY2016	Actual costs FY2017	Actual Costs FY2018	Actual Costs FY2019	Approved Budget FY2020	Proposed Budget FY2021	Proposed Budget FY2022
Salaries & Wages	823,961	801,185	816,516	\$830,367	778,113	1,263,419	1,301,321	1,340,361
Employee Benefits	240,483	257,274	254,466	264,062	230,195	366,190	377,176	388,491
Retiree Insurance	29,815	32,633	40,988	46,426	38,583	45,901	47,278	48,696
Other Personnel Costs	32,416	25,636	17,387	27,329	26,430	26,398	26,398	26,398
Professional Fees & Services	68,048	50,686	93,617	40,050	92,452	234,873	179,624	179,624
Consumables	2,449	4,154	2,941	1,498	815	2,000	2,000	2,000
Utilities	1,168	1,882	1,770	753	324	2,236	2,236	2,236
Travel	22,880	22,504	32,587	32,528	44,568	35,000	35,000	35,000
Office and Space Rent	31,747	26,748	18,809	27,253	27,619	32,368	32,368	32,368
Equipment Rental	5,512	9,239	10,432	12,084	10,077	22,458	22,458	22,458
Registration & Membership	6,772	9,950	10,276	5,436	8,864	9,625	9,625	9,625
Maintenance & Repairs	8,933	13,162	20,656	17,011	3,088	10,625	10,625	10,625
Reproduction & Printing	82	202	778	13	74	1,600	1,600	1,600
Contract Services	9,104	6,296	5,632	6,654	6,634	31,811	31,811	31,811
Postage	4,792	4,582	4,081	3,450	2,650	5,150	5,150	5,150
Supplies & Equipment	2,741	1,637	2,498	2,851	3,098	8,368	8,368	8,368
Communication Services	7,496	9,404	16,343	20,918	28,192	42,659	42,659	42,659
Other Operating Expenses	3,089	1,864	2,174	3,722	3,134	4,816	4,816	4,816
Subtotal - Operations Expenditures	1,301,488	1,279,038	1,351,951	1,342,405	1,304,911	2,145,496	2,140,512	2,192,286
DPS Criminal History Background Checks	3,670	2,934	1,197	229	95	728	728	728
Statewide Cost Allocation Plan (SWCAP)	43,371	41,034	40,478	27,350	26,449	26,449	26,449	26,449
Contribution to General Revenue	30,000	30,000	30,000	25,275	25,275	22,500	22,500	22,500
Subtotal - Nonoperational Expenditures	77,041	73,968	71,675	52,854	51,819	49,677	49,677	49,677
Total Expenditures	1,378,529	1,353,006	1,423,626	1,395,259	1,356,729	2,195,173	2,190,189	2,241,963
Revenue	FY2015 Revenue	FY2016 Revenue	FY2017 Revenue	FY2018 Year end actual revenue	FY2019 Actual Revenue	FY2020 Projected Revenue	FY2021 Projected Revenue	FY2022 Projected Revenue
License Fees	1,181,390	1,101,560	1,169,974	1,166,593	1,147,547	1,315,413	1,438,638	1,504,646
AMC	196,900	845,639	193,314	809,995	184,521	668,676	191,578	774,770
Admin Penalties	44,355	44,800	20,450	18,301	17,750	0	30,158	27,190
Examination Fees	2,390	-	2,010	2,540	3,590	2,354	876	1,051
Other Miscellaneous Revenue	0	23,435	23,499	20,250	42,552	35,819	23,075	27,285
Total Revenue	1,425,035	2,015,434	1,409,247	2,017,679	1,395,960	2,022,262	1,684,326	2,334,942
AMC Revenue Carry Forward	366,285	(290,054)	290,054	(320,378)	320,378	(247,626)	247,626	(291,596)
Reallocate unrestricted/undedicated Education Reserve					80,392			
Reallocation to supplement increased expenses					187,000	425,000	295,500	295,500
Revenue and Reallocation Over/(Under) Expenditures	412,791	372,374	275,675	302,042	627,001	4,464	37,262	96,883

TREC Agency Operating Budget for FY2020 - includes 2 year projection and preceding 5 year trend data

Expenditure Category	Actual Costs	Approved Budget	Proposed Budget	Proposed Budget				
	FY2015	FY2016	FY2017	FY2018	2019	FY2020	FY2021	FY2022
Salaries & Wages	4,434,369	4,773,967	5,063,131	5,525,633	4,988,602	7,186,666	7,402,266	7,624,334
Employee Benefits	1,281,961	1,487,583	1,605,377	1,819,725	1,547,799	2,120,962	2,377,608	2,448,936
Retiree Insurance	379,289	377,350	422,853	428,046	559,120	710,042	731,344	753,284
Other Personnel Costs	154,055	147,267	141,666	156,217	285,562	290,418	290,418	290,418
Professional Fees & Services	311,329	185,655	349,967	492,237	745,186	1,661,398	761,398	761,398
Consumables	10,167	12,442	10,774	9,362	17,152	14,000	14,000	14,000
Utilities	5,967	4,890	3,657	3,901	2,882	14,579	14,579	14,579
Travel	30,333	34,631	36,005	37,335	50,087	57,000	57,000	57,000
Office and Space Rent	149,867	125,655	117,833	176,140	198,033	175,178	175,178	175,178
Equipment Rental	22,695	46,721	57,281	71,550	70,034	76,284	76,284	76,284
Registration & Membership	33,219	33,337	29,491	22,249	28,767	88,565	88,565	88,565
Maintenance & Repairs	116,601	148,897	145,049	156,447	165,493	286,757	286,757	286,757
Reproduction & Printing	191	2,313	2,238	899	1,612	4,600	4,600	4,600
Contract Services	56,787	62,400	40,637	43,444	32,157	46,847	46,847	46,847
Postage	14,296	15,648	15,010	17,764	17,326	23,600	23,600	23,600
Supplies & Equipment	67,301	81,817	79,284	82,072	186,453	633,739	633,739	633,739
Communication Services	43,412	46,279	100,555	105,143	131,248	192,111	192,111	192,111
Other Operating Expenses	47,199	34,635	23,123	25,385	23,272	30,180	30,180	30,180
Subtotal - Operations Expenditures	7,159,038	7,621,487	8,243,931	9,173,549	9,050,783	13,612,925	13,206,472	13,521,809
DPS Criminal History Background Checks	96	2,594	521	5,530	3,546	19,716	19,716	19,716
Statewide Cost Allocation Plan (SWCAP)	211,752	229,895	245,961	175,240	188,582	188,582	188,582	188,582
Contribution to General Revenue	720,000	720,000	720,000	724,725	724,725	727,500	727,500	727,500
Subtotal - Nonoperational Expenditures	931,848	952,489	966,482	905,495	916,853	935,798	935,798	935,798
Total Expenditures	8,090,886	8,573,976	9,210,413	\$10,079,044	9,967,637	\$14,548,723	14,142,270	14,457,607
Revenue	FY2015 Revenue	FY2016 Revenue	FY2017 Revenue	FY2018 Revenue	FY2019 Actual Revenue	FY2020 Projected Revenue	FY2021 Projected Revenue	FY2022 Projected Revenue
License Fees	10,438,715	11,318,952	12,036,770	\$11,518,131	12,167,409	9,911,294	9,818,044	9,930,636
Education Fees	430,185	532,261	539,274	\$586,396	620,203	338,742	440,820	448,466
Examination Fees	308,795	426,040	376,530	\$369,116	368,982	354,938	343,463	350,021
Other Miscellaneous Revenue	1,510	2,140	2,740	\$4,902	223,178	200,000	75,052	89,822
Total Revenue	11,179,205	12,279,393	12,955,314	\$12,478,545	13,379,772	\$10,804,974	10,677,379	10,818,946
Reallocation to supplement increased expenses					1,301,611	3,750,000		
Total amount to Transfer from Technology Reserve					438,849			
Revenue and Reallocation Over/(Under) Expenditures	3,088,319	3,705,417	3,744,901	\$2,399,501	5,152,595	\$6,251	(3,464,892)	(3,638,661)

Texas Real Estate Commission & Texas Appraiser Licensing & Certification Board
FY2020 Budgeted Monthly Salary Rates by Position

Position Classification by Division	Monthly Rates					
	TREC		TALCB		Total	
	FTE	Salary	FTE	Salary	FTE	Monthly
Administration & Management Services (AMS)						
Excutive Director TREC	0.90	13,702.50	0.10	1,522.50	1.00	15,225.00
General Counsel IV	1.00	12,000.00	0.00	-	1.00	12,000.00
Program Spclst VI	1.00	5,975.00	0.00	-	1.00	5,975.00
Program Spclst VII	1.00	6,875.00	0.00	-	1.00	6,875.00
General Counsel III	0.60	6,600.00	0.40	4,400.00	1.00	11,000.00
Director VI	0.90	9,900.00	0.10	1,100.00	1.00	11,000.00
Program Spclst VI	0.60	3,585.00	0.40	2,390.00	1.00	5,975.00
Total AMS	6.00	58,637.50	1.00	9,412.50	7.00	68,050.00
Staff & Support Services (SSS)						
Accountant III	1.00	3,825.00	0.00	-	1.00	3,825.00
Accountant VII	1.00	7,875.00	0.00	-	1.00	7,875.00
Human Resources Spclst VI	1.00	7,325.00	0.00	-	1.00	7,325.00
Budget Anlyst V	1.00	7,300.00	0.00	-	1.00	7,300.00
Purchaser II	1.00	3,500.00	0.00	-	1.00	3,500.00
Accountant IV	1.00	4,750.00	0.00	-	1.00	4,750.00
Admin Assnt IV	1.00	3,750.00	0.00	-	1.00	3,750.00
Contract Spclst V	1.00	4,947.50	0.00	-	1.00	4,947.50
Human Resources Spclst IV	1.00	5,150.00	0.00	-	1.00	5,150.00
Director II	1.00	9,175.00	0.00	-	1.00	9,175.00
Accountant III	1.00	4,500.00	0.00	-	1.00	4,500.00
Accountant V	1.00	5,200.00	0.00	-	1.00	5,200.00
Accountant VI	1.00	6,000.00	0.00	-	1.00	6,000.00
Total SSS	13.00	73,297.50	0.00	0.00	13.00	73,297.50
Information Technology Services (ITS)						
Program Supv. II	1.00	4,850.00	0.00	-	1.00	4,850.00
Systems Analyst VI	1.00	8,225.00	0.00	-	1.00	8,225.00
Systems Administrator VI	1.00	7,750.00	0.00	-	1.00	7,750.00
Systems Analyst V	1.00	7,525.00	0.00	-	1.00	7,525.00
Project Mgr IV	1.00	9,050.00	0.00	-	1.00	9,050.00
Programmer V	1.00	7,300.00	0.00	-	1.00	7,300.00
Director III	1.00	10,000.00	0.00	-	1.00	10,000.00
Web Administrator IV	1.00	7,825.00	0.00	-	1.00	7,825.00
Systems Analyst V	1.00	7,175.00	0.00	-	1.00	7,175.00
Systms Support Spclst II	1.00	3,550.00	0.00	-	1.00	3,550.00
Document Services Tech II	1.00	3,350.00	0.00	-	1.00	3,350.00
Programmer V	1.00	7,600.00	0.00	-	1.00	7,600.00
Business Analyst II	1.00	5,875.00	0.00	-	1.00	5,875.00
Document Services Tech II	1.00	3,000.00	0.00	-	1.00	3,000.00
Systems Analyst V	1.00	6,075.00	0.00	-	1.00	6,075.00
Total ITS	15.00	99,150.00	0.00	0.00	15.00	99,150.00
Education & Examination Services (EES)						
Management Anlyst III	1.00	5,000.00	0.00	-	1.00	5,000.00
Program Supv. IV	1.00	4,250.00	0.00	-	1.00	4,250.00
Director I	1.00	7,950.00	0.00	-	1.00	7,950.00
Education Spclst I	1.00	3,250.00	0.00	-	1.00	3,250.00
Education Spclst I	0.50	1,667.50	0.50	1,667.50	1.00	3,335.00
Education Spclst IV	1.00	5,000.00	0.00	-	1.00	5,000.00
Education Spclst I	1.00	3,750.00	0.00	-	1.00	3,750.00
Education Spclst II	1.00	4,000.00	0.00	-	1.00	4,000.00
Education Spclst V	1.00	5,150.00	0.00	-	1.00	5,150.00
Education Spclst I	1.00	3,250.00	0.00	-	1.00	3,250.00
Total EES	9.50	43,267.50	0.50	1667.50	10.00	44,935.00

Licensing & Registration Services (LRS)						
License & Permit Spclst I	1.00	3,100.00	0.00	-	1.00	3,100.00
License & Permit Spclst II	1.00	3,250.00	0.00	-	1.00	3,250.00
License & Permit Spclst I	1.00	3,200.00	0.00	-	1.00	3,200.00
Program Supv. V	1.00	5,000.00	0.00	-	1.00	5,000.00
License & Permit Spclst II	1.00	3,250.00	0.00	-	1.00	3,250.00
License & Permit Spclst V	1.00	4,450.00	0.00	-	1.00	4,450.00
License & Permit Spclst I	1.00	3,000.00	0.00	-	1.00	3,000.00
License & Permit Spclst I	1.00	3,200.00	0.00	-	1.00	3,200.00
License & Permit Spclst I	1.00	3,000.00	0.00	-	1.00	3,000.00
License & Permit Spclst I	1.00	3,200.00	0.00	-	1.00	3,200.00
License & Permit Spclst IV	0.00	-	1.00	4,250.00	1.00	4,250.00
Management Anlyst III	1.00	5,750.00	0.00	-	1.00	5,750.00
License & Permit Spclst I	1.00	3,200.00	0.00	-	1.00	3,200.00
License & Permit Spclst II	0.00	-	1.00	3,250.00	1.00	3,250.00
License & Permit Spclst III	1.00	3,400.00	0.00	-	1.00	3,400.00
Director I	1.00	7,950.00	0.00	-	1.00	7,950.00
Total LRS	14.00	54,950.00	2.00	7500.00	16.00	62,450.00
Standards & Enforcement Services (SES)						
Investigator VI	1.00	6,100.00	0.00	-	1.00	6,100.00
Legal Secretary III	1.00	3,800.00	0.00	-	1.00	3,800.00
Attorney III	1.00	7,400.00	0.00	-	1.00	7,400.00
Legal Assnt III	1.00	4,700.00	0.00	-	1.00	4,700.00
Investigator IV	1.00	4,750.00	0.00	-	1.00	4,750.00
Attorney IV	1.00	7,800.00	0.00	-	1.00	7,800.00
Attorney IV	1.00	7,650.00	0.00	-	1.00	7,650.00
Legal Assnt II	1.00	4,625.00	0.00	-	1.00	4,625.00
Legal Assnt II	1.00	3,775.00	0.00	-	1.00	3,775.00
Investigator IV	1.00	4,625.00	0.00	-	1.00	4,625.00
Investigator V	1.00	5,950.00	0.00	-	1.00	5,950.00
Director III	1.00	9,750.00	0.00	-	1.00	9,750.00
Legal Assistant V	1.00	5,425.00	0.00	-	1.00	5,425.00
Program Spclst I	1.00	3,600.00	0.00	-	1.00	3,600.00
Attorney III	1.00	7,000.00	0.00	-	1.00	7,000.00
Investigator V	1.00	4,875.00	0.00	-	1.00	4,875.00
Attorney IV	1.00	7,825.00	0.00	-	1.00	7,825.00
Legal Assnt III	1.00	4,625.00	0.00	-	1.00	4,625.00
Program Spclst I	1.00	3,885.00	0.00	-	1.00	3,885.00
Attorney III	1.00	6,900.00	0.00	-	1.00	6,900.00
Program Spclst II	1.00	4,065.00	0.00	-	1.00	4,065.00
Investigator V	1.00	5,000.00	0.00	-	1.00	5,000.00
Program Supv. III	1.00	4,735.00	0.00	-	1.00	4,735.00
Attorney III	1.00	6,700.00	0.00	-	1.00	6,700.00
Attorney III	1.00	6,300.00	0.00	-	1.00	6,300.00
Attorney III	1.00	7,100.00	0.00	-	1.00	7,100.00
Admin Assnt III	1.00	3,500.00	0.00	-	1.00	3,500.00
Legal Secretary III	1.00	2,550.00	0.00	-	1.00	2,550.00
Total SES	28.00	155,010.00	0.00	-	28.00	155,010.00

Texas Appraiser Licensing & Certification Board (TALCB SES)						
Legal Assnt IV	0.00	-	1.00	4,200.00	1.00	4,200.00
Legal Assnt II	0.00	-	1.00	3,350.00	1.00	3,350.00
Attorney III	0.00	-	1.00	6,675.00	1.00	6,675.00
Appraiser IV	0.00	-	1.00	6,275.00	1.00	6,275.00
Program Supv. VI	0.00	-	1.00	6,325.00	1.00	6,325.00
Appraiser III	0.00	-	1.00	5,350.00	1.00	5,350.00
Legal Assnt II	0.00	-	1.00	3,450.00	1.00	3,450.00
Appraiser IV	0.00	-	1.00	6,100.00	1.00	6,100.00
Appraiser III	0.00	-	1.00	5,000.00	1.00	5,000.00
Appraiser III	0.00	-	1.00	5,000.00	1.00	5,000.00
Attorney III	0.00	-	1.00	6,250.00	1.00	6,250.00
Director II	0.00	-	1.00	9,000.00	1.00	9,000.00
Total TALCB SES	0.00	-	12.00	66,975.00	12.00	66,975.00
Reception & Communication Services (RCS)						
Customer Svc Represtatve III	1.00	3,000.00	0.00	-	1.00	3,000.00
Program Supv. III	1.00	5,125.00	0.00	-	1.00	5,125.00
Director II	1.00	8,400.00	0.00	-	1.00	8,400.00
Customer Svc Represtatve III	1.00	3,100.00	0.00	-	1.00	3,100.00
Customer Svc Represtatve III	1.00	3,000.00	0.00	-	1.00	3,000.00
Customer Svc Represtatve III	1.00	3,150.00	0.00	-	1.00	3,150.00
Program Supv. II	1.00	4,000.00	0.00	-	1.00	4,000.00
Customer Svc Represtatve IV	1.00	3,200.00	0.00	-	1.00	3,200.00
Customer Svc Represtatve III	1.00	3,150.00	0.00	-	1.00	3,150.00
Customer Svc Represtatve III	1.00	3,225.00	0.00	-	1.00	3,225.00
Customer Svc Represtatve III	1.00	3,200.00	0.00	-	1.00	3,200.00
Customer Svc Represtatve IV	0.30	1,035.00	0.70	2,415.00	1.00	3,450.00
Customer Svc Represtatve III	1.00	3,000.00	0.00	-	1.00	3,000.00
Customer Svc Represtatve III	1.00	3,000.00	0.00	-	1.00	3,000.00
Program Supv. VI	1.00	6,350.00	0.00	-	1.00	6,350.00
Customer Svc Represtatve III	1.00	3,000.00	0.00	-	1.00	3,000.00
Customer Svc Represtatve IV	1.00	3,300.00	0.00	-	1.00	3,300.00
Customer Svc Represtatve III	1.00	3,200.00	0.00	-	1.00	3,200.00
Customer Svc Represtatve III	1.00	3,000.00	0.00	-	1.00	3,000.00
Customer Svc Represtatve III	1.00	3,150.00	0.00	-	1.00	3,150.00
Customer Svc Represtatve III	1.00	3,200.00	0.00	-	1.00	3,200.00
Customer Svc Represtatve III	1.00	3,100.00	0.00	-	1.00	3,100.00
Program Supv. II	1.00	4,000.00	0.00	-	1.00	4,000.00
Customer Svc Represtatve III	1.00	3,000.00	0.00	-	1.00	3,000.00
Customer Svc Represtatve III	1.00	3,000.00	0.00	-	1.00	3,000.00
Customer Svc Represtatve III	1.00	3,000.00	0.00	-	1.00	3,000.00
Customer Svc Represtatve III	1.00	3,000.00	0.00	-	1.00	3,000.00
Total RCS	26.30	93,885.00	0.70	2,415.00	27.00	96,300.00
Total for Agency	111.80	578,197.50	16.20	87,970.00	128.00	666,167.50

UNAUDITED

TEXAS REAL ESTATE COMMISSION (329)
 EXHIBIT A-1
 COMBINING BALANCE SHEET -
 ALL GENERAL AND CONSOLIDATED FUNDS
 For the Year Ended August 31, 2019

	TAMU FUND 0889 FUND 0889 U/F (4057)	TAMU AFUND 0889 FUND 0889 U/F (7057)	TOTAL FUND 0889 FUND 0889	TREC Local FUND 0889 FUND 1005 U/F (3055)	TREC Local FUND 1005 FUND 1005 U/F (4054)
ASSETS					
Current Assets					
Cash and Cash Equivalents	\$	\$	\$	\$	\$
Cash in Bank			0.00		
Cash Equivalents - Misc. Investments (Note 3)		23,112.83	23,112.83		
Cash In State Treasury			0.00		
Interfund Receivable			0.00		
Due From Other Funds (Note 12)	586,380.00		586,380.00		
Consumable Inventories			0.00	7,470.00	
Total Current Assets	\$ 586,380.00	\$ 23,112.83	\$ 609,492.83	\$ 7,470.00	\$ 0.00
Non-Current Assets:					
Investments - NonCurrent (Note 3)	\$	\$	\$	\$	\$
Total Non-Current Assets	0.00	0.00	0.00	0.00	0.00
TOTAL ASSETS	\$ 586,380.00	\$ 23,112.83	\$ 609,492.83	\$ 7,470.00	\$ 0.00
LIABILITIES					
Current Liabilities:					
Payables from :					
Accounts Payable	\$	\$	\$	\$	\$ 45,588.10
Payroll Payable					
Interfund Payable					
Due to Other Funds/Agencies (Note 12)	586,380.00	586,380.00	1,172,760.00		
Deferred Revenue					
Total Current Liabilities	586,380.00	586,380.00	1,172,760.00	0.00	45,588.10
TOTAL LIABILITIES	\$ 586,380.00	\$ 586,380.00	\$ 1,172,760.00	\$ 0.00	\$ 45,588.10
FUND BALANCES (DEFICITS):					
NonSpendable - Consumable Inventory	\$	\$ 0.00	\$	\$ 7,470.00	\$
Committed	0.00	0.00	0.00		0.00
Unassigned		(563,267.17)	(563,267.17)		(45,588.10)
TOTAL FUND BALANCES	0.00	(563,267.17)	(563,267.17)	7,470.00	(45,588.10)
TOTAL LIABILITIES AND FUND BALANCES	\$ 586,380.00	\$ 23,112.83	\$ 609,492.83	\$ 7,470.00	\$ 0.00

The accompanying notes to the financial statements are an integral part of this financial statement.

UNAUDITED

TREC Local FUND 1005 FUND 1005 U/F (4055)	TREC Local FUND 0889 FUND 1005 U/F (7054)	TREC Local FUND 0889 FUND 1005 U/F (7055)	Loc Oper FUND 1005 FUND 1005 U/F (4201)	Loc Oper FUND 1005 FUND 1005 U/F (7201)	TOTAL FUND 1005	TOTALS (EXHIBIT I) 2019
\$	\$	\$	\$	\$	\$	\$
	28,068.75	0.00			28,068.75	28,068.75
	2,791,891.46	4,351,138.34		877,989.80	8,021,019.60	8,044,132.43
717,224.24					717,224.24	717,224.24
					0.00	0.00
					0.00	586,380.00
					7,470.00	7,470.00
<u>\$ 717,224.24</u>	<u>\$ 2,819,960.21</u>	<u>\$ 4,351,138.34</u>	<u>\$ 0.00</u>	<u>\$ 877,989.80</u>	<u>\$ 8,773,782.59</u>	<u>\$ 9,383,275.42</u>
\$	\$	\$	\$	\$	\$	\$
		15,204,088.63			15,204,088.63	15,204,088.63
0.00	0.00	15,204,088.63	0.00	0.00	15,204,088.63	15,204,088.63
<u>\$ 717,224.24</u>	<u>\$ 2,819,960.21</u>	<u>\$ 19,555,226.97</u>	<u>\$ 0.00</u>	<u>\$ 877,989.80</u>	<u>\$ 23,977,871.22</u>	<u>\$ 24,587,364.05</u>
\$	\$	\$	\$	\$	\$	\$
425,599.24			420,000.00		891,187.34	891,187.34
702,795.07					702,795.07	702,795.07
0.00					0.00	0.00
					0.00	1,172,760.00
					0.00	0.00
<u>1,128,394.31</u>	<u>0.00</u>	<u>0.00</u>	<u>420,000.00</u>	<u>0.00</u>	<u>1,593,982.41</u>	<u>2,766,742.41</u>
<u>\$ 1,128,394.31</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 420,000.00</u>	<u>\$ 0.00</u>	<u>\$ 1,593,982.41</u>	<u>\$ 2,766,742.41</u>
\$	\$	\$	\$	\$	\$	\$
0.00	2,819,960.21	19,555,226.97	0.00	877,989.80	7,470.00	7,470.00
(411,170.07)	0.00		(420,000.00)		23,253,176.98	23,253,176.98
					(876,758.17)	(1,440,025.34)
<u>(411,170.07)</u>	<u>2,819,960.21</u>	<u>19,555,226.97</u>	<u>(420,000.00)</u>	<u>877,989.80</u>	<u>22,383,888.81</u>	<u>21,820,621.64</u>
<u>\$ 717,224.24</u>	<u>\$ 2,819,960.21</u>	<u>\$ 19,555,226.97</u>	<u>\$ 0.00</u>	<u>\$ 877,989.80</u>	<u>\$ 23,977,871.22</u>	<u>\$ 24,587,364.05</u>

UNAUDITED

TEXAS REAL ESTATE COMMISSION (329)
 EXHIBIT A-2
 COMBINING STATEMENT OF REVENUES, EXPENDITURES & CHANGES IN
 FUND BALANCES - GENERAL AND CONSOLIDATED FUNDS
 For the Year Ended August 31, 2019

	TAMU FUND 0889 FUND 0889 U/F (4057)	TAMU FUND 0889 FUND 0889 U/F (7057)	TOTAL FUND 0889 FUND 0889	Loc Oper FUND 0889 FUND 1005 U/F (3055)	Loc Oper FUND 1005 FUND 1005 U/F (4054)
REVENUES:					
Legislative Appropriations	\$	\$	\$	\$	\$
Additional Appropriations			0.00		
Licenses, Fees and Permits		6,608,476.90	6,608,476.90		
Sales of Goods and Services			0.00		
Administrative Penalties					
Interest and Investment Income		2,518.56	2,518.56		
Other Revenue			0.00		(131.76)
Total Revenues	0.00	6,610,995.46	6,610,995.46	0.00	(131.76)
EXPENDITURES:					
Salaries and Wages			0.00		
Payroll Related Costs			0.00		
Professional Fees and Services			0.00		
Travel			0.00		
Materials and Supplies			0.00	148.30	
Communication and Utilities			0.00		
Repairs and Maintenance			0.00		
Rentals and Leases			0.00		
Printing and Reproduction			0.00		
Other Operating Expenditures		136.55	136.55		511,354.35
Debt Service-Personal Prop-Computer Equip-Cap Lease					
Interest on Govtl and Fiduciary L-T Debt					
Total Expenditures	0.00	136.55	136.55	148.30	511,354.35
EXCESS OF REVENUES OVER EXPENDITURES	0.00	6,610,858.91	6,610,858.91	(148.30)	(511,486.11)
OTHER FINANCING SOURCES (USES):					
Operating Transfers In (Note 1.G.)	6,627,360.00	0.00	6,627,360.00		512,556.51
Increase In Obligations Under Capital Lease					
Operating Transfers Out (Note 1.G.)	(6,627,360.00)	(6,627,360.00)	(13,254,720.00)		
Total Other Financing Sources (Uses)	0.00	(6,627,360.00)	(6,627,360.00)	0.00	512,556.51
EXCESS OF REVENUE & OTHER FINANCING SOURCES OVER EXPENDITURES & OTHER FINANCING USES	0.00	(16,501.09)	(16,501.09)	(148.30)	1,070.40
FUND BALANCES - Beginning September 1, 2018	0.00	(546,766.08)	(546,766.08)	7,618.30	(46,658.50)
Restatements	0.00		0.00		
FUND BALANCES - Ending August 31, 2019	\$ 0.00	\$ (563,267.17)	\$ (563,267.17)	\$ 7,470.00	\$ (45,588.10)

The accompanying notes to the financial statements are an integral part of this financial statement.

UNAUDITED

Loc Oper FUND 1005 FUND 1005 U/F (4055)	Loc Oper FUND 0889 FUND 1005 U/F (7054)	Loc Oper FUND 9999 FUND 1005 U/F (7055)	Loc Oper FUND 1005 FUND 1005 U/F (4201)	Loc Oper FUND 1005 FUND 1005 U/F (7201)	TOTAL FUND 1005	TOTALS EXHIBIT II 2019
\$	\$	\$	\$	\$	\$	\$
					0.00	0.00
					0.00	0.00
	617,988.02	12,971,638.92		2,130,461.09	15,720,088.03	22,328,564.93
		1,251.45			1,251.45	1,251.45
					0.00	0.00
	54,622.80	217,613.78		24,165.54	296,402.12	298,920.68
		406,678.75			406,546.99	406,546.99
<u>0.00</u>	<u>672,610.82</u>	<u>13,597,182.90</u>	<u>0.00</u>	<u>2,154,626.63</u>	<u>16,424,288.59</u>	<u>23,035,284.05</u>
6,359,393.24					6,359,393.24	6,359,393.24
2,429,367.80					2,429,367.80	2,429,367.80
464,676.83					464,676.83	464,676.83
52,935.15					52,935.15	52,935.15
301,078.06					301,226.36	301,226.36
163,901.24					163,901.24	163,901.24
164,297.59					164,297.59	164,297.59
269,620.19					269,620.19	269,620.19
1,664.43					1,664.43	1,664.43
779,407.06	4,963.98	4,595.05	2,435,077.25	393.90	3,735,791.59	3,735,928.14
17,490.69					17,490.69	17,490.69
710.78					710.78	710.78
<u>11,004,543.06</u>	<u>4,963.98</u>	<u>4,595.05</u>	<u>2,435,077.25</u>	<u>393.90</u>	<u>13,961,075.89</u>	<u>13,961,212.44</u>
<u>(11,004,543.06)</u>	<u>667,646.84</u>	<u>13,592,587.85</u>	<u>(2,435,077.25)</u>	<u>2,154,232.73</u>	<u>2,463,212.70</u>	<u>9,074,071.61</u>
11,494,397.77			2,315,077.25		14,322,031.53	20,949,391.53
(724,725.00)	(512,556.51)	(11,494,397.77)		(2,315,077.25)	0.00	0.00
					(15,046,756.53)	(28,301,476.53)
<u>10,769,672.77</u>	<u>(512,556.51)</u>	<u>(11,494,397.77)</u>	<u>2,315,077.25</u>	<u>(2,315,077.25)</u>	<u>(724,725.00)</u>	<u>(7,352,085.00)</u>
(234,870.29)	155,090.33	2,098,190.08	(120,000.00)	(160,844.52)	1,738,487.70	1,721,986.61
(176,299.78)	2,664,869.88	17,457,036.89	(300,000.00)	1,038,834.32	20,645,401.11	20,098,635.03
					0.00	0.00
<u>\$ (411,170.07)</u>	<u>\$ 2,819,960.21</u>	<u>\$ 19,555,226.97</u>	<u>\$ (420,000.00)</u>	<u>\$ 877,989.80</u>	<u>\$ 22,383,888.81</u>	<u>\$ 21,820,621.64</u>

UNAUDITED

TEXAS REAL ESTATE COMMISSION (329)
 EXHIBIT I-1
 COMBINING STATEMENT OF FIDUCIARY NET ASSETS - PRIVATE PURPOSE TRUST FUNDS
 For the Year Ended August 31, 2019

	REAL ESTATE RECOVERY TRUST ACCT 0889 <u>0889 (U/F 4058)</u>	REAL ESTATE RECOVERY TRUST ACCT 0889 <u>0889 (U/F 7058)</u>
ASSETS		
Current Assets		
Cash and Cash Equivalents		
Cash in State Treasury	\$	\$
Cash Equivalents - Miscellaneous Investments (Note 3)		<u>396,151.83</u>
Total Current Assets	<u>0.00</u>	<u>396,151.83</u>
Non Current Assets		
Investments - Non-Current (Note 3)		<u>2,780,072.65</u>
Total Non-Current Assets	<u>0.00</u>	<u>2,780,072.65</u>
TOTAL ASSETS	\$ <u>0.00</u>	\$ <u>3,176,224.48</u>
LIABILITIES		
Current Liabilities		
Due to Other Funds		
Accounts Payable	\$	\$
Funds Held for Others		
Total Current Liabilities	<u>0.00</u>	<u>0.00</u>
TOTAL LIABILITIES	<u>0.00</u>	<u>0.00</u>
NET POSITION		
Held in Trust for:		
Individuals, Organizations, and Other Governments	\$ <u>0.00</u>	\$ <u>3,176,224.48</u>
TOTAL NET POSITION	\$ <u>0.00</u>	\$ <u>3,176,224.48</u>

The accompanying notes to the financial statements are an integral part of this financial statement.

REAL ESTATE INSPECTION RECOVERY TRUST 0889 <u>0889 (U/F 4059)</u>	REAL ESTATE RECOVERY TRUST ACCT 0889 <u>0889 (U/F 7059)</u>	TOTAL Exhibit VI 0889 <u>0889</u>
\$	\$	\$
0.00	26,767.54	422,919.37
<u>0.00</u>	<u>26,767.54</u>	<u>422,919.37</u>
0.00	605,454.04	3,385,526.69
<u>0.00</u>	<u>605,454.04</u>	<u>3,385,526.69</u>
<u>\$ 0.00</u>	<u>\$ 632,221.58</u>	<u>\$ 3,808,446.06</u>
\$	\$	\$
		0.00
<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<u>\$ 0.00</u>	<u>\$ 632,221.58</u>	<u>\$ 3,808,446.06</u>
<u>\$ 0.00</u>	<u>\$ 632,221.58</u>	<u>\$ 3,808,446.06</u>

UNAUDITED

TEXAS REAL ESTATE COMMISSION (329)
 EXHIBIT I-2
 COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET ASSETS -
 PRIVATE PURPOSE TRUST FUNDS
 For the Year Ended August 31, 2019

	REAL ESTATE RECOVERY TRUST ACCT 0889 <u>0889 (U/F 4058)</u>	REAL ESTATE RECOVERY TRUST ACCT 0889 <u>0889 (U/F 7058)</u>
ADDITIONS		
Contributions		
Member Contributions	\$	\$
Total Contributions	<u>0.00</u>	<u>0.00</u>
Investment Income		
From Investing Activities		
Net Appreciation (Depreciation) in Fair Value of Investments		36,700.07
Interest and Investment Income	<u>0.00</u>	<u>36,700.07</u>
Total Investing Income	<u>0.00</u>	<u>36,700.07</u>
Total Net Investment Income	<u>0.00</u>	<u>36,700.07</u>
Other Additions		
Federal Revenue	\$	
Contributions to Employee Benefit Funds		
Settlement of Claims		369,026.80
Other Revenue		326,810.00
Transfers-In (Note 1.G.)	<u>459,237.76</u>	<u> </u>
Total Other Additions	<u>459,237.76</u>	<u>695,836.80</u>
Total Additions	<u>459,237.76</u>	<u>732,536.87</u>
DEDUCTIONS		
Employee Benefit Payments	\$	
Transfers Out of Contributions		
Interest Expense		
Travel		
Claims & Judgments	458,766.76	
Other Expense	471.00	884.31
Transfers Out (Note 1.G.)	<u> </u>	<u>459,237.76</u>
Total Deductions	<u>459,237.76</u>	<u>460,122.07</u>
NET INCREASE (DECREASE) IN NET POSITION	<u>0.00</u>	<u>272,414.80</u>
Net Position, September 1, 2018	<u>0.00</u>	<u>2,903,809.68</u>
Net Position, August 31, 2019	<u>\$ 0.00</u>	<u>\$ 3,176,224.48</u>

The accompanying notes to the financial statements are an integral part of this financial statement.

REAL ESTATE INSPECTION RECOVERY TRUST 0889 <u>0889 (U/F 4059)</u>	REAL ESTATE INSPECTION RECOVERY TRUST 0889 <u>0889 (U/F 7059)</u>	TOTAL Exhibit VII <u>2019</u>
\$ <u>0.00</u>	\$ <u>0.00</u>	\$ <u>0.00</u>
		0.00
<u>0.00</u>	<u>6,815.70</u>	<u>43,515.77</u>
		43,515.77
<u>0.00</u>	<u>6,815.70</u>	<u>43,515.77</u>
		0.00
		0.00
		0.00
		0.00
		458,766.76
<u>30,505.88</u>	<u>228.74</u>	<u>1,584.05</u>
		520,249.52
<u>30,505.88</u>	<u>30,734.62</u>	<u>980,600.33</u>
<u>0.00</u>	<u>17,500.40</u>	<u>289,915.20</u>
<u>0.00</u>	<u>614,721.18</u>	<u>3,518,530.86</u>
\$ <u>0.00</u>	\$ <u>632,221.58</u>	\$ <u>3,808,446.06</u>

UNAUDITED

Texas Real Estate Commission (329)
 Exhibit J-1 -Combining Statement of Changes in Assets and Liabilities--Agency Funds
 August 31, 2019

OTHER AGENCY FUNDS	Balances Sept 1 2018		Additions	Deductions	Balances Aug 31 2019 (EXHIBIT VI)	
Fund (0889) U/F (4060)						
ASSETS						
Cash in State Treasury	\$		\$ 232,268.25	\$ (232,268.25)	\$	0
Total Assets	\$	0	\$ 232,268.25	\$ (232,268.25)	\$	0
LIABILITIES						
Accounts Payable	\$		\$ 232,268.25	\$ (232,268.25)	\$	0
Funds Held for Others	\$		\$ 232,028.25	\$ (232,028.25)	\$	0
Total Liabilities	\$	0	\$ 464,296.50	\$ (464,296.50)	\$	0
Fund (0889) U/F (7060)						
ASSETS						
Cash Equivalents - Misc. Investments	\$	32,759.17	\$ 219,533.99	\$ (232,473.27)	\$	19,819.89
Total Assets	\$	32,759.17	\$ 219,533.99	\$ (232,473.27)	\$	19,819.89
LIABILITIES						
Funds Held for Others	\$	32,759.17	\$ 219,533.99	\$ (232,473.27)	\$	19,819.89
Total Liabilities	\$	32,759.17	\$ 219,533.99	\$ (232,473.27)	\$	19,819.89
Totals - All Agency Funds						
ASSETS						
Cash in State Treasury	\$		\$ 232,268.25	\$ (232,268.25)	\$	
Cash Equivalents - Misc. Investments	\$	32,759.17	\$ 219,533.99	\$ (232,473.27)	\$	19,819.89
Total Assets	\$	32,759.17	\$ 451,802.24	\$ (464,741.52)	\$	19,819.89
LIABILITIES						
Payables	\$	-	\$ 232,268.25	\$ (232,268.25)	\$	
Funds Held for Others	\$	32,759.17	\$ 451,562.24	\$ (464,501.52)	\$	19,819.89
Total Liabilities	\$	32,759.17	\$ 683,830.49	\$ (696,769.77)	\$	19,819.89

UNAUDITED

TEXAS REAL ESTATE COMMISSION (329)
 EXHIBIT K-1
 COMBINING STATEMENT OF NET ASSETS -
 DISCRETELY PRESENTED COMPONENT UNIT
 For the Year Ended August 31, 2019

	Component Unit GAAP Fund 1005 U/F (4056)	Component Unit GAAP Fund 1005 U/F (7056)	Component Unit GAAP Fund 1005 U/F (7193)	TOTALS EXHIBIT VIII 2019 GAAP Fund 1005
ASSETS				
Current Assets:				
Cash and Cash Equivalents:				
Cash in State Treasury	\$ 115,473.30	\$	\$	\$ 115,473.30
Cash in Bank		0.00		0.00
Interfund Receivable				0.00
Cash Equivalents - Misc. Investments (Note 3)		521,653.77	61,350.88	583,004.65
Consumable Inventories		1,847.15		1,847.15
Current Assets:	<u>115,473.30</u>	<u>523,500.92</u>	<u>61,350.88</u>	<u>700,325.10</u>
Non-Current Assets:				
Investments - Non-Current (Note 3)	\$	1,501,177.85		1,501,177.85
Furniture & Equipment, Net		0.00		0.00
Computer Software, Intangible, Net (Note 2)		12,296.38		12,296.38
Non-Current Assets	<u>0.00</u>	<u>1,513,474.23</u>	<u>0.00</u>	<u>1,513,474.23</u>
Total Assets:	<u>115,473.30</u>	<u>2,036,975.15</u>	<u>61,350.88</u>	<u>2,213,799.33</u>
LIABILITIES				
Current Liabilities:				
Accounts Payable	\$ 11,283.50			11,283.50
Payroll Payable	115,354.60			115,354.60
Interfund Payable				0.00
Employee Compensable Leave (Note 5)		120,621.83		120,621.83
Current Liabilities	<u>126,638.10</u>	<u>120,621.83</u>	<u>0.00</u>	<u>247,259.93</u>
Non-Current Liabilities:				
Employee Compensable Leave (Note 5)	\$	72,007.25		72,007.25
Non-Current Liabilities	<u>0.00</u>	<u>72,007.25</u>	<u>0.00</u>	<u>72,007.25</u>
Total Liabilities	<u>126,638.10</u>	<u>192,629.08</u>	<u>0.00</u>	<u>319,267.18</u>
NET POSITION				
Net Assets Invested in Capital Assets	\$	0.00		0.00
Net Position Unrestricted	(11,164.80)	0.00	0.00	(11,164.80)
Net Assets Restricted for Other		1,844,346.07	61,350.88	1,905,696.95
Total Net Position	<u>\$ (11,164.80)</u>	<u>1,844,346.07</u>	<u>61,350.88</u>	<u>1,894,532.15</u>

The accompanying notes to the financial statements are an integral part of this financial statement.

UNAUDITED

TEXAS REAL ESTATE COMMISSION (329)
 EXHIBIT K-2
 COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
 - DISCRETELY PRESENTED COMPONENT UNIT
 For the Year Ended August 31, 2019

	Component Unit GAAP Fund 1005 U/F (4056)	Component Unit GAAP Fund 1005 U/F (7056)	Component Unit GAAP Fund 1005 U/F (4193)	Component Unit GAAP Fund 1005 U/F (7193)	TOTALS EXHIBIT IX 2019 GAAP Fund 1005
OPERATING REVENUES					
Professional Fees	\$	\$ 1,481,801.46	\$	\$	\$ 1,481,801.46
Sales of Goods and Services		112.70			112.70
Administrative Penalties				17,000.00	17,000.00
Other Operating Revenues - Non-pledged		7,170.81			7,170.81
Operating Revenues	<u>0.00</u>	<u>1,489,084.97</u>	<u>-</u>	<u>17,000.00</u>	<u>1,506,084.97</u>
OPERATING EXPENSES					
Salaries and Wages	\$ 986,711.13	27,143.46			1,013,854.59
Payroll Related Costs	323,906.70				323,906.70
Professional Fees and Services	97,554.74		300.00		97,854.74
Travel	46,140.60		509.96		46,650.56
Materials and Supplies	6,677.94	(403.89)			6,274.05
Communication and Utilities	31,116.78				31,116.78
Repairs and Maintenance	0.00				0.00
Rentals & Leases	37,966.06				37,966.06
Printing and Reproduction	86.50				86.50
Depreciation and Amortization Expense (Note 2)		12,295.68			12,295.68
Interest	0.61				0.61
Other Expenditures	46,184.10	567.96	5,170.00	133.67	52,055.73
Operating Expenses	<u>1,576,345.16</u>	<u>39,603.21</u>	<u>5,979.96</u>	<u>133.67</u>	<u>1,622,062.00</u>
Operating Income (Loss)	<u>(1,576,345.16)</u>	<u>1,449,481.76</u>	<u>(5,979.96)</u>	<u>16,866.33</u>	<u>(115,977.03)</u>
NON-OPERATING REVENUE (EXPENSES)					
Investment Income (Non-Pledged)	\$	\$ 11,751.89	\$	\$	\$ 11,751.89
Interest On Local Deposits		12,354.12	-	1,251.24	13,605.36
Total Other Non-operating Revenues (Expenses)	<u>0.00</u>	<u>24,106.01</u>	<u>-</u>	<u>1,251.24</u>	<u>25,357.25</u>
Income Before Other Revenues, Expenses, Gains, Losses and Transfers	<u>(1,576,345.16)</u>	<u>1,473,587.77</u>	<u>(5,979.96)</u>	<u>18,117.57</u>	<u>(90,619.78)</u>
OTHER REVENUES, EXPENSES, GAINS/LOSSES AND TRANSFERS					
Transfer In-Note 1.G.	\$ 1,610,625.04		5,979.96	0.00	1,616,605.00
Transfer Out-Note 1.G.	(25,275.00)	(1,610,625.04)	0.00	(5,979.96)	(1,641,880.00)
Cap Contrib/Endow/Special/Extra/Transfers	<u>1,585,350.04</u>	<u>(1,610,625.04)</u>	<u>5,979.96</u>	<u>(5,979.96)</u>	<u>(25,275.00)</u>
Increase/(Decrease) in Net Assets	<u>9,004.88</u>	<u>(137,037.27)</u>	<u>0.00</u>	<u>12,137.61</u>	<u>(115,894.78)</u>
Net Position, September 1, 2018	(20,169.68)	1,981,383.34	-	49,213.27	2,010,426.93
Restatements					0.00
Net Position, September 1, 2018, as Restated	<u>(20,169.68)</u>	<u>1,981,383.34</u>	<u>-</u>	<u>49,213.27</u>	<u>2,010,426.93</u>
Net Position, August 31, 2019	\$ <u>(11,164.80)</u>	\$ <u>1,844,346.07</u>	\$ <u>0.00</u>	\$ <u>61,350.88</u>	\$ <u>1,894,532.15</u>

The accompanying notes to the financial statements are an integral part of this financial statement.

7) Trend performance data for Fiscal Years 2015-2019

TREC or TALCB	SDSI	Measure					
	1105.005(c)(5)		FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Agency	a	Number of full-time equivalent positions	102	102	104.2	110.6	134.85
TREC	a	Number of full-time equivalent positions	89	92	94.2	100.6	120.85
TALCB	a	Number of full-time equivalent positions	13	10	10	10	14
TREC	b	Number of complaints received from the public	92	95	1710	1790	1939
TALCB	b	Number of complaints received from the public	159	165	128	113	99
TREC	b	Number of complaints initiated by agency staff	21	8	2819	3769	4015
TALCB	b	Number of complaints initiated by agency staff	20	28	40	43	52
TREC	c	Number of Complaints resolved (by action)	489	418	501	572	577
TALCB	c	Number of Complaints resolved (by action)	47	61	45	72	86
TREC	c	Number of complaints dismissed	1057	1182	1704	2115	2032
TALCB	c	Number of complaints dismissed	98	129	115	136	94
TREC	d	Number of enforcement actions by type	Appendix A	Appendix A	Appendix A	Appendix A	Appendix A
TALCB	d	Number of enforcement actions by type	Appendix B	Appendix B	Appendix B	Appendix B	Appendix B
TREC	e	# of enforcement cases closed via voluntary compliance	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable
TALCB	e	# of enforcement cases closed via voluntary compliance	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable
TREC	f	Amount of administrative penalties assessed	\$510,802	\$487,250	\$374,500	\$478,200	\$654,225
TREC	f	Rate of collection of assessed admin penalties	41%	42%	42%	43%	37%
TALCB	f	Amount of administrative penalties assessed	\$55,650	\$47,500	\$47,200	\$132,500	\$149,500
TALCB	f	Rate of collection of assessed admin penalties	81.94%	91%	45%	7%	12%
TREC	g	Number of cases alleging...	0	0	0	5	0
TALCB	g	Number of cases alleging...	0	0	0	3	26
TREC	h	Average number days for complaint resolution	161	170	208	207	194
TALCB	h	Average number days for complaint resolution	334	286	307	310	209
TREC	i	Total number of license holders by status	164,687	174,726	182,615	189,843	197,151
TALCB	i	Total number of licenses holders by status	6,173	6,204	6,269	6,477	6,526
		See Appendix C and Appendix D					
TREC	j	Fee Schedule	Appendix E	Appendix E	Appendix E	Appendix E	Appendix E
TALCB	j	Fee Schedule	Appendix F	Appendix F	Appendix F	Appendix F	Appendix F
TREC	k	Average time to issue a license, certificate or registration. 2019 = 3 months data	Not reported	Not reported	Not reported	Not reported	15.22
TALCB	k	Average time to issue a license, certificate or registration. 2019 = 3 months data	Not reported	Not reported	Not reported	Not reported	12.53
TREC	l	Litigation costs: administrative hearings costs	\$32,900.00	\$32,900.00	\$32,900.00	\$57,000.00	\$124,400.00
TALCB	l	Litigation costs: administrative hearings costs	\$42,100.00	\$42,100.00	\$42,100.00	\$36,000.00	\$18,000.00
TREC	l	Litigation costs: judicial proceeding costs	\$67,853.69	\$49,637.21	\$937,007.00	\$97,193.83	\$81,824.69
TALCB	l	Litigation costs: judicial proceeding costs	\$11,182.00	\$5,978.38	\$6,152.58	\$8,762.91	\$25,042.85
TREC	m	Combined Reserve Balances - Appendix G	\$4,763,424.00	\$4,991,813.00	\$8,598,832.50	\$11,478,424.00	\$8,604,613.49
TALCB	m	Combined Reserve Balances - Appendix H	\$411,776.00	\$524,740.00	\$886,192.14	\$1,146,631.68	\$654,126.88

(7) Notes to the 5 Year Trend Performance Data for Fiscal Years 2015-2019

- (a) The number of full-time equivalent positions at the agency has fluctuated over the last five years to accommodate the increased workload responsive to the growing Texas real estate profession. Reporting numbers trend upward with a 32% increase from FY 15-FY19 (year-end). See (i) for Total Number of License Holders.
- (b) Number of complaints received from public and from agency staff. Trend increases for both measures across TREC and TALCB indicate can be attributed to a number of factors: increase in license holders - see (i), changes to how measures are tracked, as well as a change in criminal history background check statutes.
- (c) Number of complaints dismissed and resolved by enforcement action – data self-explanatory. Changes in numbers may be driven by increase in license holder counts – see (i) and agency approach to managing workload and implementing changes to laws.
- (d) Number of enforcement actions by sanction type – see Appendix A – TREC and Appendix B - TALCB
- (e) Number of enforcement cases closed through voluntary compliance. Neither TREC nor TALCB have “voluntary compliance” as a tool within the applicable controlling statute.
- (f) Amount of administrative penalties assessed and rate of collection are relatively consistent across five years for TREC; for TALCB there has been increased penalties which are not always “collectable”. Trends in increased penalties consistent with increased license holder activity and increased complaints.
- (g) The number of enforcement cases that allege a threat to public health, safety, or welfare or a violation of professional standards of care and the disposition of those case. This measure is defined by the agency as only those cases which result in a temporary suspension (Tex. Occ. Code Sec. 1101.662; Tex. Occ. Code Sec. 1103.5511). For that reason, TREC reports 5 sanctions in FY18 against one individual while TALCB reports 3 sanctions in FY18 against one individual and 26 sanctions in FY19 against four individuals.
- (h) The average time to resolve a complaint. For both TREC and TALCB, there is an increase that follows license holders – see (i). The rate of resolution for TALCB was addressed in FY19 to meet national standards by adding increased number of FTEs – see (a).
- (i) The number of license holders or regulated persons broken down by type of license and license status including inactive status or retired status. See Appendix C - TREC and Appendix D - TALCB.
- (j) The fee charged to issue and renew each type of license, certificate, or registration issued by the agency. See Appendix E – TREC and Appendix F - TALCB Fee Schedules.
- (k) The average time to issue a license, certificate or registration. This measure was not tracked accurately until IT vendor programming provided a specific fix in the last quarter of FY 2019 in response to the critique of this measure’s unreliable attribute in our Sunset Review. Only the most recent calendar quarter of data is reported in this table. One additional automated tool will provide for even better performance for this measure when completed this fall.
- (l) Litigation costs, broken down by administrative hearings, judicial proceedings, and outside counsel costs. Agency is not billed separately for judicial proceedings; all other costs are from Office of Attorney General and State Office of Administrative Hearings actual costs.

(m) Reserve Balances in Appendices G and H show the breakdown for TREC and TALCB. The Commission and Board authorized setting aside excess funds derived from the large increase in number of license holders combined with agency efficiencies to explore potential for investment for a long-term facility within the Capitol Complex. This possible separate building may have housed several SDSI agencies and met a need for the state to free up current office space while developing a problematic site and accommodating the agency's future growth. Both the Commission and Board have repurposed these funds and transferred the balances to a Reserve for Strategic Projects and a Customer Service Reserve respectively, in accord with the agency's Investment and Reserve policies. These reserve funds are being used to judiciously address increased expenses for new personnel, upgraded equipment and facility remodeling for expansion.

TREC had also previously maintained an Education Reserve, which by policy, was used specifically for educational conferences and course development. These functions were deemed a part of normal operations and the reserve was discontinued and funds were transferred to the Strategic Projects Reserve in FY2019.

TALCB had also previously maintained an Education Reserve which was funded by any collected administrative penalties. Sunset legislation redirects all such future penalties to the general revenue fund effective in FY2020 and this reserve was therefore discontinued.

TREC also has a Technology Reserve that was initiated in August 2019 to accelerate specific identified projects that would enhance agency operations and efficiency.

Standards & Enforcement Services Division - TREC

Sunset Report on Disciplinary Matters

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Administrative Penalty [FINE]	193	144	130	170	285
Advisory Letter	729	579	1114	1812	1715
Application Order	31	44	112	124	123
Cease & Desist Issued	12	5	6	13	15
Complaint Withdrawn	45	77	91	99	126
Discipline Effective on App Approval	2	15	9	0	0
Failure to Go Forward	69	59	54	114	98
Insufficient Evidence	640	513	649	1082	901
Matter Settled	62	31	41	47	87
No Jurisdiction	27	24	222	378	339
No Violation	80	80	107	139	217
Opened In Error	20	14	3	16	18
Other	5	8	10	12	21
Probated Revocation	2	1	2	1	1
Probated Suspension	30	38	39	59	72
Reprimand	89	60	47	56	127
Revocation	55	28	31	44	53
Suspension	56	42	27	26	48
Voluntary Surrender	0	0	1	0	0

Texas Appraiser Licensing and Certification Board - SES

Sanctions by Sanction Type

2017	Count of LICN
Penalty	13
Experience Logs	6
Mentorship	19
Probated Revo	5
Revocation	1
Education	6
Suspension	1
Trainee Restriction	3
Voluntary Surrender	2
(blank)	
Grand Total	56

2018	Count of LICN
Penalty	21
Experience Log	1
Mentorship	28
NRRR	1
Preventive Policies	1
Probated Revocation	10
Revocation	3
Education	10
Suspension	3
Trainee Restriction	1
Surrender	3
(blank)	
Grand Total	82

2019	Count of LICN
Penalty	13
Experience Log	2
Mentorship	8
Do Not Return	1
Probated Revocation	4
Revocation	6
Education	1
Suspension	13
Trainee Restriction	1
Surrender	7
(blank)	
Grand Total	56

Education & Licensing Services Division

Licensee and Registrant Status

AUGUST 2015

Real Estate Licensees

	Aug 14	Sep 14	Oct 14	Nov 14	Dec 14	Jan 15	Feb 15	Mar 15	Apr 15	May 15	Jun 15	Jul 15	Aug 15
Broker Licensees													
Individual (Active)	34,407	34,325	34,295	34,222	34,164	34,126	34,126	34,085	34,045	34,002	33,934	33,830	33,788
Corporation (Active)	3,733	3,736	3,742	3,741	3,739	3,745	3,743	3,743	3,732	3,735	3,728	3,730	3,731
LLC (Active)	4,504	4,529	4,560	4,578	4,608	4,662	4,698	4,729	4,739	4,801	4,837	4,888	4,928
Non-resident (Active)	594	597	601	609	609	609	607	604	599	598	593	595	592
Partnership (Active)	79	81	80	82	82	84	84	85	87	88	87	88	83
Total Active Status	43,317	43,268	43,278	43,232	43,202	43,226	43,258	43,246	43,202	43,224	43,179	43,131	43,122
Inactive Status	1,364	1,392	1,379	1,374	1,379	1,395	1,395	1,407	1,418	1,424	1,434	1,432	1,420
Total Brokers	44,681	44,660	44,657	44,606	44,581	44,621	44,653	44,653	44,620	44,648	44,613	44,563	44,542
Sales Licensees													
Active Status	80,405	81,042	81,870	82,328	82,098	82,207	83,255	84,376	85,480	86,115	86,178	86,926	88,115
Inactive Status	25,329	25,368	25,737	25,793	26,684	27,432	27,143	27,065	26,550	26,502	27,243	26,841	26,645
Total Sales	105,734	106,410	107,607	108,121	108,782	109,639	110,398	111,441	112,030	112,617	113,421	113,767	114,760
Total Active	123,722	124,310	125,148	125,560	125,300	125,433	126,513	127,622	128,682	129,339	129,357	130,057	131,237
Total Inactive	26,693	26,760	27,116	27,167	28,063	28,827	28,538	28,472	27,968	27,926	28,677	28,273	28,065
Total Brokers & Sales	150,415	151,070	152,264	152,727	153,363	154,260	155,051	156,094	156,650	157,265	158,034	158,330	159,302

	Aug 14	Sep 14	Oct 14	Nov 14	Dec 14	Jan 15	Feb 15	Mar 15	Apr 15	May 15	Jun 15	Jul 15	Aug 15
Inspector Licensees													
Professional Inspectors(active)	2,255	2,274	2,302	2,308	2,307	2,311	2,318	2,327	2,354	2,367	2,379	2,419	2,433
Real Estate Inspectors (active)	107	108	110	112	113	116	118	119	120	121	123	124	125
Apprentice Inspectors(active)	118	118	117	117	114	117	114	114	114	113	124	125	122
Professional Inspectors(inactive)	564	551	541	528	531	534	514	501	497	494	496	487	477
Real Estate Inspectors(inactive)	10	10	10	11	11	11	12	13	15	16	16	15	14
Apprentice Inspectors(inactive)	19	20	20	18	18	19	22	27	27	26	25	24	25
Total Active	2,480	2,500	2,529	2,537	2,534	2,544	2,550	2,560	2,588	2,601	2,626	2,668	2,680
Total Inactive	593	581	571	557	560	564	548	541	539	536	537	526	516
Total Inspectors	3,073	3,081	3,100	3,094	3,094	3,108	3,098	3,101	3,127	3,137	3,163	3,194	3,196

Easement & Right-of-way Registrants

	Aug 14	Sep 14	Oct 14	Nov 14	Dec 14	Jan 15	Feb 15	Mar 15	Apr 15	May 15	Jun 15	Jul 15	Aug 15
ERW Registrants													
Businesses	51	51	52	52	53	51	53	51	47	47	44	44	44
Individuals	1,939	1,956	1,989	2,035	2,045	2,063	2,116	2,132	2,151	2,137	2,149	2,125	2,145
Total Registrants	1,990	2,007	2,041	2,087	2,098	2,114	2,169	2,183	2,198	2,184	2,193	2,169	2,189

Total Licensees and Registrants

	Aug 14	Sep 14	Oct 14	Nov 14	Dec 14	Jan 15	Feb 15	Mar 15	Apr 15	May 15	Jun 15	Jul 15	Aug 15
All Licensees & Registrants	155,478	156,158	157,405	157,908	158,555	159,482	160,318	161,378	161,975	162,586	163,390	163,693	164,687

Education & Licensing Services Division

License Holder and Registrant Status

AUGUST 2016

Real Estate License Holders													
	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16
Brokers													
Individual (Active)	33,788	33,725	33,731	33,698	33,648	33,635	33,642	33,625	33,583	33,517	33,475	33,452	33,437
Corporation (Active)	3,731	3,716	3,722	3,720	3,722	3,729	3,726	3,726	3,719	3,721	3,745	3,757	3,744
LLC (Active)	4,928	4,963	4,996	5,012	5,069	5,124	5,163	5,202	5,245	5,291	5,348	5,411	5,442
Non-resident (Active)	592	591	599	600	601	600	603	600	600	603	600	599	596
Partnership (Active)	83	85	85	82	83	82	81	81	83	83	82	82	80
Total Active Status	43,122	43,080	43,133	43,112	43,123	43,170	43,215	43,234	43,230	43,215	43,250	43,301	43,299
Inactive Status	1,420	1,397	1,387	1,401	1,418	1,439	1,465	1,500	1,500	1,515	1,532	1,538	1,535
Total Brokers	44,542	44,477	44,520	44,513	44,541	44,609	44,680	44,734	44,730	44,730	44,782	44,839	44,834
Sales Agents													
Active Status	88,115	88,941	89,656	89,725	89,898	90,018	91,281	92,435	93,636	94,509	94,730	95,634	96,609
Inactive Status	26,645	26,489	26,812	27,475	27,555	28,134	27,703	27,660	27,425	27,307	28,128	27,926	27,581
Total Sales Agents	114,760	115,430	116,468	117,200	117,453	118,152	118,984	120,095	121,061	121,816	122,858	123,560	124,190
Total Active	131,237	132,021	132,789	132,837	133,021	133,188	134,496	135,669	136,866	137,724	137,980	138,935	139,908
Total Inactive	28,065	27,886	28,199	28,876	28,973	29,573	29,168	29,160	28,925	28,822	29,660	29,464	29,116
Total Brokers/Sales Agents	159,302	159,907	160,988	161,713	161,994	162,761	163,664	164,829	165,791	166,546	167,640	168,399	169,024

Easement & Right-of-way Registrants													
	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16
Inspector License Holders													
Professional Inspectors(active)	2,433	2,446	2,489	2,495	2,536	2,569	2,595	2,619	2,661	2,689	2,707	2,733	2,763
Real Estate Inspectors (active)	125	123	124	124	123	121	126	130	138	134	136	138	140
Apprentice Inspectors(active)	122	127	130	132	134	139	141	138	135	130	127	132	131
Professional Inspectors(inactive)	477	470	465	481	490	497	493	499	509	507	514	514	516
Real Estate Inspectors(inactive)	14	14	12	14	14	16	16	16	16	16	17	17	16
Apprentice Inspectors(inactive)	25	22	21	20	20	19	19	19	19	20	18	18	20
Total Active	2,680	2,696	2,743	2,751	2,793	2,829	2,862	2,887	2,934	2,953	2,970	3,003	3,034
Total Inactive	516	506	498	515	524	532	528	534	544	543	549	549	552
Total Inspectors	3,196	3,202	3,241	3,266	3,317	3,361	3,390	3,421	3,478	3,496	3,519	3,552	3,586

Total License Holders and Registrants													
	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16
ERW Registrants													
Businesses	44	46	45	45	46	44	46	47	46	47	49	49	51
Individuals	2,145	2,169	2,173	2,193	2,202	2,169	2,222	2,209	2,098	2,081	2,061	2,043	2,065
Total Registrants	2,189	2,215	2,218	2,238	2,248	2,213	2,268	2,256	2,144	2,128	2,110	2,092	2,116

Total License Holders and Registrants													
	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16
License Holders & Registrants	164,687	165,324	166,447	167,217	167,559	168,335	169,322	170,506	171,413	172,170	173,269	174,043	174,726

Education & Licensing Services Division

License Holder and Registrant Status

AUGUST 2017

Real Estate License Holders

	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	Jan 17	Feb 17	Mar 17	Apr 17	May 17	Jun 17	Jul 17	Aug 17
Brokers													
Individual (Active)	33,437	33,375	33,376	33,317	33,312	33,303	33,339	33,357	33,338	33,307	33,290	33,242	33,215
Business Entities (Active)	9,862	9,920	9,896	9,865	9,914	9,925	9,947	9,926	9,983	10,036	10,072	10,177	10,204
Total Active Status	43,299	43,295	43,272	43,182	43,226	43,228	43,286	43,283	43,321	43,343	43,362	43,419	43,419
Inactive Status	1,535	1,397	1,571	1,598	1,587	1,614	1,598	1,584	1,544	1,535	1,549	1,523	1,531
Total Brokers	44,834	44,692	44,843	44,780	44,813	44,842	44,884	44,867	44,865	44,878	44,911	44,942	44,950
Sales Agents													
Active Status	96,609	97,324	98,029	98,296	97,732	97,864	98,466	99,651	100,667	101,382	101,395	101,923	102,904
Inactive Status	27,581	27,749	27,826	27,875	29,009	29,338	29,114	28,795	28,397	28,352	29,082	29,136	28,920
Total Sales Agents	124,190	125,073	125,855	126,171	126,741	127,202	127,580	128,446	129,064	129,734	130,477	131,059	131,824
Total Active	139,908	140,619	141,301	141,478	140,958	141,092	141,752	142,934	143,988	144,725	144,757	145,342	146,323
Total Inactive	29,116	29,146	29,397	29,473	30,596	30,952	30,712	30,379	29,941	29,887	30,631	30,659	30,451
Total Brokers/Sales Agents	169,024	169,765	170,698	170,951	171,554	172,044	172,464	173,313	173,929	174,612	175,388	176,001	176,774

	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	Jan 17	Feb 17	Mar 17	Apr 17	May 17	Jun 17	Jul 17	Aug 17
Inspector License Holders													
Professional Inspectors(active)	2,763	2,778	2,784	2,795	2,821	2,827	2,844	2,879	2,905	2,938	2,962	2,992	3,026
Real Estate Inspectors (active)	140	145	139	140	139	137	138	142	141	141	142	140	141
Apprentice Inspectors(active)	131	129	128	132	127	131	130	127	132	137	138	138	138
Professional Inspectors(inactive)	516	516	512	521	517	523	530	531	528	531	529	531	530
Real Estate Inspectors(inactive)	16	14	15	14	15	17	16	15	20	22	15	14	14
Apprentice Inspectors(inactive)	20	21	21	22	23	21	21	22	17	15	21	19	20
Total Active	3,034	3,052	3,051	3,067	3,087	3,095	3,112	3,148	3,178	3,216	3,242	3,270	3,305
Total Inactive	552	551	548	557	555	561	567	568	565	568	565	564	564
Total Inspectors	3,586	3,603	3,599	3,624	3,642	3,656	3,679	3,716	3,743	3,784	3,807	3,834	3,869

Easement & Right-of-way Registrants

	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	Jan 17	Feb 17	Mar 17	Apr 17	May 17	Jun 17	Jul 17	Aug 17
ERW Registrants													
Businesses	51	50	51	51	50	50	50	51	50	51	52	52	50
Individuals	2,065	2,039	2,018	2,036	1,961	1,943	1,911	1,914	1,890	1,934	1,899	1,918	1,922
Total Registrants	2,116	2,089	2,069	2,087	2,011	1,993	1,961	1,965	1,940	1,985	1,951	1,970	1,972

Total License Holders and Registrants

	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	Jan 17	Feb 17	Mar 17	Apr 17	May 17	Jun 17	Jul 17	Aug 17
License Holders & Registrants	174,726	175,457	176,366	176,662	177,207	177,693	178,104	178,994	179,612	180,381	181,146	181,805	182,615

**Education & Licensing Services Division
License Holder and Registrant Status
AUGUST 2018**

Real Estate License Holders

	Aug 17	Sep 17	Oct 17	Nov 17	Dec 17	Jan 18	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18
Brokers													
Individual (Active)	33,215	33,281	33,332	33,242	33,265	33,276	33,305	33,081	33,029	33,003	32,973	32,860	32,862
Business Entities (Active)	10,204	10,321	10,411	10,411	10,478	10,488	10,547	10,436	10,474	10,544	10,606	10,654	10,718
Total Active Status	43,419	43,602	43,743	43,653	43,743	43,764	43,852	43,517	43,503	43,547	43,579	43,514	43,580
Inactive Status	1,531	1,555	1,594	1,573	1,594	1,616	1,650	1,582	1,591	1,574	1,555	1,648	1,620
Total Brokers	44,950	45,157	45,337	45,226	45,337	45,380	45,502	45,099	45,094	45,121	45,134	45,162	45,200
Sales Agents													
Active Status	102,904	103,992	105,059	105,226	105,051	104,877	105,590	105,594	106,567	107,121	107,109	107,755	108,989
Inactive Status	28,920	29,738	30,327	29,433	30,578	31,374	31,487	29,329	28,811	28,797	29,649	29,752	29,422
Total Sales Agents	131,824	133,730	135,386	134,659	135,629	136,251	137,077	134,923	135,378	135,918	136,758	137,507	138,411
Total Active	146,323	147,594	148,802	148,879	148,794	148,641	149,442	149,111	150,070	150,668	150,688	151,269	152,569
Total Inactive	30,451	31,293	31,921	31,006	32,172	32,990	33,137	30,911	30,402	30,371	31,204	31,400	31,042
Total Brokers/Sales Agents	176,774	178,887	180,723	179,885	180,966	181,631	182,579	180,022	180,472	181,039	181,892	182,669	183,811

Inspector License Holders

	Aug 17	Sep 17	Oct 17	Nov 17	Dec 17	Jan 18	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18
Inspector License Holders													
Professional Inspectors(active)	3,026	3,073	3,124	3,148	3,173	3,189	3,207	3,180	3,196	3,192	3,191	3,206	3,230
Real Estate Inspectors (active)	141	143	145	144	146	147	144	140	141	141	138	142	143
Apprentice Inspectors(active)	138	141	143	144	143	140	135	130	136	136	135	136	142
Professional Inspectors(inactive)	530	542	553	554	563	573	586	567	567	572	573	570	560
Real Estate Inspectors(inactive)	14	14	15	15	14	15	16	18	18	19	17	17	18
Apprentice Inspectors(inactive)	20	22	22	22	21	22	25	25	25	26	24	27	27
Total Active	3,305	3,357	3,412	3,436	3,462	3,476	3,486	3,450	3,473	3,469	3,464	3,484	3,515
Total Inactive	564	578	590	591	598	610	627	610	610	610	614	614	605
Total Inspectors	3,869	3,935	4,002	4,027	4,060	4,086	4,113	4,060	4,083	4,084	4,078	4,098	4,120

Easement & Right-of-way Registrants

	Aug 17	Sep 17	Oct 17	Nov 17	Dec 17	Jan 18	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18
ERW Registrants													
Businesses	50	51	51	46	46	46	44	42	45	49	49	49	51
Individuals	1,922	1,960	1,998	1,966	1,974	2,011	1,993	1,931	1,962	2,007	2,007	2,027	2,061
Total Registrants	1,972	2,011	2,049	2,012	2,020	2,057	2,037	1,973	2,007	2,056	2,056	2,076	2,112

Total License Holders and Registrants

	Aug 17	Sep 17	Oct 17	Nov 17	Dec 17	Jan 18	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18
License Holders & Registrants	182,615	184,833	186,774	185,924	187,046	187,774	188,729	186,055	186,562	187,179	188,026	188,843	189,843

Licensing & Registration Services Division

License Holder and Registrant Status

August 2019

Real Estate License Holders

	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19
Brokers													
Individual (Active)	32,862	32,814	32,802	32,812	32,778	32,796	32,798	32,759	32,759	32,745	32,757	32,770	32,737
Business Entities (Active)	10,718	10,736	10,832	10,901	10,936	10,997	11,053	11,068	11,113	11,192	11,211	11,272	11,268
Total Active Status	43,580	43,550	43,634	43,713	43,714	43,793	43,851	43,827	43,872	43,937	43,968	44,042	44,005
Inactive Status	1,620	1,629	1,625	1,619	1,628	1,665	1,679	1,766	1,763	1,748	1,764	1,749	1,750
Total Brokers	45,200	45,179	45,259	45,332	45,342	45,458	45,530	45,593	45,635	45,685	45,732	45,791	45,755
Sales Agents													
Active Status	108,989	109,580	110,096	110,481	109,823	109,835	110,621	111,576	112,703	113,108	112,928	113,394	114,456
Inactive Status	29,422	29,288	29,263	29,217	30,167	30,752	30,669	30,554	29,997	29,971	30,645	30,651	30,310
Total Sales Agents	138,411	138,868	139,359	139,698	139,990	140,587	141,290	142,130	142,700	143,079	143,573	144,045	144,766
Total Active	152,569	153,130	153,730	154,194	153,537	153,628	154,472	155,403	156,575	157,045	156,896	157,436	158,461
Total Inactive	31,042	30,917	30,888	30,836	31,795	32,417	32,348	32,320	31,760	31,719	32,409	32,400	32,060
Total Brokers/Sales Agents	183,611	184,047	184,618	185,030	185,332	186,045	186,820	187,723	188,335	188,764	189,305	189,836	190,521

Inspector License Holders

	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19
Inspector License Holders													
Professional Inspectors(active)	3,230	3,230	3,252	3,253	3,243	3,225	3,227	3,257	3,268	3,283	3,292	3,304	3,310
Real Estate Inspectors (active)	143	139	136	136	135	138	138	135	134	133	135	139	139
Apprentice Inspectors(active)	142	138	137	138	137	136	139	145	143	141	136	136	142
Professional Inspectors(inactive)	560	562	552	552	536	542	534	528	524	513	508	545	556
Real Estate Inspectors(inactive)	18	21	21	20	19	16	16	19	16	14	14	13	13
Apprentice Inspectors(inactive)	27	29	33	32	33	33	31	31	30	30	28	26	24
Total Active	3,515	3,507	3,525	3,527	3,515	3,499	3,504	3,537	3,545	3,557	3,563	3,579	3,591
Total Inactive	605	612	606	604	588	591	581	578	570	557	550	584	593
Total Inspectors	4,120	4,119	4,131	4,131	4,103	4,090	4,085	4,115	4,115	4,114	4,113	4,163	4,184

Easement & Right-of-way Registrants

	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19
ERW Registrants													
Businesses	51	49	53	54	54	53	53	51	50	57	56	57	61
Individuals	2,061	2,097	2,156	2,190	2,215	2,257	2,297	2,327	2,369	2,360	2,377	2,419	2,385
Total Registrants	2,112	2,146	2,209	2,244	2,269	2,310	2,350	2,378	2,419	2,417	2,433	2,476	2,446

Total License Holders and Registrants

	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19
License Holders & Registrants	190,312	190,958	191,405	191,704	192,445	193,255	194,216	194,869	195,295	195,851	195,851	196,475	197,151

TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD

ACTIVE CERTIFICATIONS AND LICENSES

FISCAL YEAR	END OF MONTH	TOTAL G.R.L. & P				G.R.L. & P CHANGE	TRAINEE	TRAINEE CHANGE	TOTAL	TOTAL CHANGE	
		GENERAL	RESIDENTIAL	LICENSE	PROVISIONAL						
FY-2011	Sep10	2,366	2,486	651	23	5,526	-18	614	67	6,140	49
	Oct-Dec10 - Totals for October thru December 2010 are not available due to system conversion										
	Jan11	2,361	2,470	626	21	5,478	-48	520	-94	5,998	-142
	Feb11	2,370	2,472	628	21	5,491	13	534	14	6,025	27
	Mar11	2,381	2,482	630	22	5,515	24	553	19	6,068	43
	Apr11	2,379	2,486	629	22	5,516	1	561	8	6,077	9
	May11	2,368	2,456	596	22	5,442	-74	518	-43	5,960	-117
	Jun11	2,374	2,458	598	22	5,452	10	528	10	5,980	20
	Jul11	2,379	2,463	604	22	5,468	16	538	10	6,006	26
Aug11	2,396	2,476	605	23	5,500	32	549	11	6,049	43	
FY-2012	Sep11	2,403	2,480	606	23	5,512	12	567	18	6,079	30
	Oct11	2,408	2,486	606	23	5,523	11	574	7	6,097	18
	Nov11	2,417	2,484	614	23	5,538	15	584	10	6,122	25
	Dec11	2,369	2,414	543	13	5,339	-199	500	-84	5,839	-283
	Jan12	2,376	2,412	542	14	5,344	5	520	20	5,864	25
	Feb12	2,358	2,387	527	13	5,285	-59	498	-22	5,783	-81
	Mar12	2,364	2,382	522	13	5,281	-4	498	0	5,779	-4
	Apr12	2,371	2,381	518	13	5,283	2	496	-2	5,779	0
	May12	2,369	2,380	517	13	5,279	-4	498	2	5,777	-2
	Jun12	2,375	2,381	513	11	5,280	1	502	4	5,782	5
Jul12	2,365	2,376	513	10	5,264	-16	512	10	5,776	-6	
Aug12	2,371	2,385	515	10	5,281	17	515	3	5,796	20	
FY-2013	Sep12	2,382	2,388	512	9	5,291	10	534	19	5,825	29
	Oct12	2,385	2,389	509	8	5,291	0	531	-3	5,822	-3
	Nov12	2,386	2,387	509	7	5,289	-2	534	3	5,823	1
	Dec12	2,390	2,381	501	6	5,278	-11	550	16	5,828	5
	Jan13	2,377	2,380	502	6	5,265	-13	576	26	5,841	13
	Feb13	2,379	2,377	499	4	5,259	-6	591	15	5,850	9
	Mar13	2,382	2,374	490	3	5,249	-10	607	16	5,856	6
	Apr13	2,378	2,373	484	2	5,237	-12	634	27	5,871	15
	May13	2,369	2,371	482	2	5,224	-13	657	23	5,881	10
	Jun13	2,368	2,369	480	2	5,219	-5	682	25	5,901	20
Jul13	2,359	2,367	477	2	5,205	-14	702	20	5,907	6	
Aug13	2,367	2,371	470	2	5,210	5	724	22	5,934	27	
FY-2014	Sep13	2,368	2,375	467	1	5,211	1	741	17	5,952	18
	Oct13	2,367	2,381	467	1	5,216	5	767	26	5,983	31
	Nov13	2,371	2,381	467	1	5,220	4	781	14	6,001	18
	Dec13	2,374	2,380	466	1	5,221	1	792	11	6,013	12
	Jan14	2,363	2,382	461	1	5,207	-14	786	-6	5,993	-20
	Feb14	2,365	2,379	457	N/A	5,201	-6	780	-6	5,981	-12
	Mar14	2,368	2,385	453	N/A	5,206	5	788	8	5,994	13
	Apr14	2,373	2,393	454	N/A	5,220	14	783	-5	6,003	9
	May14	2,375	2,399	457	N/A	5,231	11	779	-4	6,010	7
	Jun14	2,378	2,401	451	N/A	5,230	-1	777	-2	6,007	-3
Jul14	2,377	2,403	454	N/A	5,234	4	766	-11	6,000	-7	
Aug14	2,386	2,405	453	N/A	5,244	10	760	-6	6,004	4	
FY-2015	Sep14	2,393	2,407	451	N/A	5,251	7	767	7	6,018	14
	Oct14	2,402	2,418	448	N/A	5,268	17	766	-1	6,034	16
	Nov14	2,407	2,415	440	N/A	5,262	-6	749	-17	6,011	-23
	Dec14	2,409	2,431	442	N/A	5,282	20	756	7	6,038	27
	Jan15	2,405	2,437	446	N/A	5,288	6	767	11	6,055	17
	Feb15	2,417	2,437	442	N/A	5,296	8	760	-7	6,056	1
	Mar15	2,423	2,445	444	N/A	5,312	16	761	1	6,073	17
	Apr15	2,408	2,451	442	N/A	5,301	-11	763	2	6,064	-9
	May15	2,404	2,444	436	N/A	5,284	-17	761	-2	6,045	-19
	Jun15	2,413	2,436	432	N/A	5,281	-3	773	12	6,054	9
Jul15	2,409	2,424	432	N/A	5,265	-16	774	1	6,039	-15	
Aug15	2,408	2,415	434	N/A	5,257	-8	779	5	6,036	-3	

(August 2015: Temporary Out of State Appraisers = 954; Inactive Appraisers = 137)

APPRAISAL MANAGEMENT COMPANY REGISTRATIONS
August 2015

	Month	Paper Apps. Received	Online Apps. Received	Total Apps. Received	Total AMC Registrations Issued	Total AMC Renewals Issued
FY-2012	Mar-12	18	4	22	0	
	Apr-12	16	5	21	0	
	May-12	25	16	41	44	
	Jun-12	53	14	67	65	
	Jul-12	13	6	19	53	
	Aug-12	5	1	6	7	
	FY- 2013	Sep-12	0	1	1	3
Oct-12		0	3	3	5	
Nov-12		2	1	3	2	
Dec-12		1	2	3	4	
Jan-13		0	0	0	2	
Feb-13		1	0	1	0	
Mar-13		0	0	0	0	
Apr-13		1	1	2	0	
May-13		0	0	0	1	
Jun-13		0	1	1	4	
Jul-13		0	1	1	1	
Aug-13		1	1	2	1	
FY- 2014		Sep-13	0	3	3	2
	Oct-13	0	1	1	2	
	Nov-13	0	0	0	0	
	Dec-13	0	1	1	0	0
	Jan-14	0	0	0	1	1
	Feb-14	0	0	0	0	5
	Mar-14	0	2	2	2	9
	Apr-14	1	0	1	2	18
	May-14	1	1	2	0	28
	Jun-14	1	1	2	4	38
	Jul-14	0	0	0	0	24
	Aug-14	0	0	0	0	15
FY- 2015	Sep-14	1	1	2	1	4
	Oct-14	0	0	0	1	2
	Nov-14	1	1	2	2	2
	Dec-14	3	1	4	1	0
	Jan-15	3	0	3	1	1
	Feb-15	0	0	0	5	1
	Mar-15	1	0	1	0	0
	Apr-15	0	1	1	0	1
	May-15	0	0	0	1	0
	Jun-15	0	0	0	1	0
Jul-15	1	0	1	1	6	
Aug-15	1	1	2	1	0	
TOTALS		150	71	221	220	155
					-12	
					-3	
					-26	
TOTAL AMC REGISTRATIONS					179	

**TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD
ACTIVE CERTIFICATIONS AND LICENSES**

FISCAL YEAR	END OF MONTH	TOTAL			G.R.L. & P		TRAINEE		TOTAL	
		GENERAL	RESIDENTIAL	LICENSE	G.R.L. & P	CHANGE	TRAINEE	CHANGE	TOTAL	CHANGE
2013	Aug13	2,367	2,371	470	5,208		724		5,932	
2014	Sep13	2,368	2,375	467	5,210	2	741	17	5,951	19
	Oct13	2,367	2,381	467	5,215	5	767	26	5,982	31
	Nov13	2,371	2,381	467	5,219	4	781	14	6,000	18
	Dec13	2,374	2,380	466	5,220	1	792	11	6,012	12
	Jan14	2,363	2,382	461	5,206	-14	786	-6	5,992	-20
	Feb14	2,365	2,379	457	5,201	-5	780	-6	5,981	-11
	Mar14	2,368	2,385	453	5,206	5	788	8	5,994	13
	Apr14	2,373	2,393	454	5,220	14	783	-5	6,003	9
	May14	2,375	2,399	457	5,231	11	779	-4	6,010	7
	Jun14	2,378	2,401	451	5,230	-1	777	-2	6,007	-3
Jul14	2,377	2,403	454	5,234	4	766	-11	6,000	-7	
Aug14	2,386	2,405	453	5,244	10	760	-6	6,004	4	
2015	Sep14	2,393	2,407	451	5,251	7	767	7	6,018	14
	Oct14	2,402	2,418	448	5,268	17	766	-1	6,034	16
	Nov14	2,407	2,415	440	5,262	-6	749	-17	6,011	-23
	Dec14	2,409	2,431	442	5,282	20	756	7	6,038	27
	Jan15	2,405	2,437	446	5,288	6	767	11	6,055	17
	Feb15	2,417	2,437	442	5,296	8	760	-7	6,056	1
	Mar15	2,423	2,445	444	5,312	16	761	1	6,073	17
	Apr15	2,408	2,451	442	5,301	-11	763	2	6,064	-9
	May15	2,404	2,444	436	5,284	-17	761	-2	6,045	-19
	Jun15	2,413	2,436	432	5,281	-3	773	12	6,054	9
	Jul15	2,409	2,424	432	5,265	-16	774	1	6,039	-15
	Aug15	2,408	2,415	434	5,257	-8	779	5	6,036	-3
2016	Sep15	2,406	2,417	428	5,251	-6	786	7	6,037	1
	Oct15	2,414	2,418	431	5,263	12	791	5	6,054	17
	Nov15	2,417	2,420	430	5,267	4	793	2	6,060	6
	Dec15	2,419	2,425	430	5,274	7	795	2	6,069	9
	Jan16	2,420	2,422	428	5,270	-4	794	-1	6,064	-5
	Feb16	2,418	2,418	427	5,263	-7	783	-11	6,046	-18
	Mar16	2,423	2,417	427	5,267	4	784	1	6,051	5
	Apr16	2,431	2,415	429	5,275	8	774	-10	6,049	-2
	May16	2,425	2,415	417	5,257	-18	773	-1	6,030	-19
	Jun16	2,425	2,422	416	5,263	6	784	11	6,047	17
	Jul16	2,425	2,423	417	5,265	2	774	-10	6,039	-8
	Aug16	2,426	2,425	416	5,267	2	789	15	6,056	17

(August 2016: Out-of-State Temporary Registrations = 1,186; Inactive Appraisers = 149)

TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD
ACTIVE CERTIFICATIONS AND LICENSES

FISCAL YEAR	END OF MONTH	GENERAL	RESIDENTIAL	LICENSE	TOTAL G.R.L.	G.R.L. CHANGE	TRAINEE	TRAINEE CHANGE	TOTAL	TOTAL CHANGE
2013	Aug13	2,367	2,371	470	5,208		724		5,932	
2014	Aug14	2,386	2,405	453	5,244	36	760	36	6,004	72
2015	Sep14	2,393	2,407	451	5,251	7	767	7	6,018	14
	Oct14	2,402	2,418	448	5,268	17	766	-1	6,034	16
	Nov14	2,407	2,415	440	5,262	-6	749	-17	6,011	-23
	Dec14	2,409	2,431	442	5,282	20	756	7	6,038	27
	Jan15	2,405	2,437	446	5,288	6	767	11	6,055	17
	Feb15	2,417	2,437	442	5,296	8	760	-7	6,056	1
	Mar15	2,423	2,445	444	5,312	16	761	1	6,073	17
	Apr15	2,408	2,451	442	5,301	-11	763	2	6,064	-9
	May15	2,404	2,444	436	5,284	-17	761	-2	6,045	-19
2016	Jun15	2,413	2,436	432	5,281	-3	773	12	6,054	9
	Jul15	2,409	2,424	432	5,265	-16	774	1	6,039	-15
	Aug15	2,408	2,415	434	5,257	-8	779	5	6,036	-3
	Sep15	2,406	2,417	428	5,251	-6	786	7	6,037	1
	Oct15	2,414	2,418	431	5,263	12	791	5	6,054	17
	Nov15	2,417	2,420	430	5,267	4	793	2	6,060	6
	Dec15	2,419	2,425	430	5,274	7	795	2	6,069	9
	Jan16	2,420	2,422	428	5,270	-4	794	-1	6,064	-5
	Feb16	2,418	2,418	427	5,263	-7	783	-11	6,046	-18
2017	Mar16	2,423	2,417	427	5,267	4	784	1	6,051	5
	Apr16	2,431	2,415	429	5,275	8	774	-10	6,049	-2
	May16	2,425	2,415	417	5,257	-18	773	-1	6,030	-19
	Jun16	2,425	2,422	416	5,263	6	784	11	6,047	17
	Jul16	2,425	2,423	417	5,265	2	774	-10	6,039	-8
	Aug16	2,426	2,425	416	5,267	2	789	15	6,056	17
	Sep16	2,429	2,423	412	5,264	-3	784	-5	6,048	-8
	Oct16	2,431	2,419	414	5,264	0	787	3	6,051	3
	Nov16	2,428	2,418	408	5,254	-10	777	-10	6,031	-20
Dec16	2,436	2,422	411	5,269	15	782	5	6,051	20	
2017	Jan17	2,431	2,416	410	5,257	-12	789	7	6,046	-5
	Feb17	2,434	2,412	423	5,269	12	792	3	6,061	15
	Mar17	2,440	2,424	425	5,289	20	807	15	6,096	35
	Apr17	2,428	2,426	421	5,275	-14	817	10	6,092	-4
	May17	2,425	2,418	422	5,265	-10	822	5	6,087	-5
	Jun17	2,410	2,412	421	5,243	-22	827	5	6,070	-17
	Jul17	2,404	2,404	422	5,230	-13	852	25	6,082	12
	Aug17	2,398	2,407	423	5,228	-2	868	16	6,096	14

(August 2017: Out-of-State Temporary Registrations = 1,411; Inactive Appraisers = 173)

TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD
APPRAISAL MANAGEMENT COMPANY REGISTRATIONS
August 2017

FISCAL YEAR	MONTH	Paper Apps Received	Online Apps Received	Total Apps Received	Total AMC Registrations Issued	Total AMC Renewals Issued
2012 - Total		130	46	176	169	0
2013 - Total		6	11	17	23	0
2014 - Total		3	9	12	13	138
2015 - Total		11	5	16	15	17
2016	Sep15	1	0	1	0	1
	Oct15	0	0	0	2	2
	Nov15	2	0	2	1	0
	Dec15	1	0	1	0	0
	Jan16	2	0	2	2	1
	Feb16	0	0	0	1	2
	Mar16	0	0	0	1	7
	Apr16	1	1	2	1	10
	May16	0	1	1	1	21
	Jun16	1	0	1	2	36
	Jul16	0	0	0	0	34
	Aug16	0	0	0	0	14
2016 - Total		8	2	10	11	128
2017	Sep16	2	0	2	2	1
	Oct 16	0	1	1	0	3
	Nov 16	0	0	0	1	2
	Dec 16	0	1	1	1	3
	Jan 17	2	0	2	0	0
	Feb 17	0	1	1	2	1
	Mar 17	0	0	0	0	0
	Apr 17	1	0	1	0	3
	May 17	1	2	3	1	0
	Jun 17	1	2	3	2	4
	Jul 17	2	0	2	6	1
	Aug 17	0	0	0	0	3
CUMULATIVE TOTALS		167	80	247	246	304
Registrations Surrendered as of August 2017				21		
Registrations Revoked as of August 2017				3		
Registrations Expired > 6 months as of August 2017				43		
TOTAL AMC REGISTRATIONS - August 2017					172	

TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD
ACTIVE CERTIFICATIONS AND LICENSES

FISCAL YEAR	END OF MONTH	GENERAL	RESIDENTIAL	LICENSE	TOTAL G.R.L.	G.R.L. CHANGE	TRAINEE	TRAINEE CHANGE	TOTAL	TOTAL CHANGE
2013	Aug13	2,367	2,371	470	5,208		724		5,932	
2014	Aug14	2,386	2,405	453	5,244	36	760	36	6,004	72
2015	Aug 15	2,408	2,415	434	5,257	13	779	19	6,036	32
2016	Sep15	2,406	2,417	428	5,251	-6	786	7	6,037	1
	Oct15	2,414	2,418	431	5,263	12	791	5	6,054	17
	Nov15	2,417	2,420	430	5,267	4	793	2	6,060	6
	Dec15	2,419	2,425	430	5,274	7	795	2	6,069	9
	Jan16	2,420	2,422	428	5,270	-4	794	-1	6,064	-5
	Feb16	2,418	2,418	427	5,263	-7	783	-11	6,046	-18
	Mar16	2,423	2,417	427	5,267	4	784	1	6,051	5
	Apr16	2,431	2,415	429	5,275	8	774	-10	6,049	-2
	May16	2,425	2,415	417	5,257	-18	773	-1	6,030	-19
	Jun16	2,425	2,422	416	5,263	6	784	11	6,047	17
	Jul16	2,425	2,423	417	5,265	2	774	-10	6,039	-8
	Aug16	2,426	2,425	416	5,267	2	789	15	6,056	17
2017	Sep16	2,429	2,423	412	5,264	-3	784	-5	6,048	-8
	Oct16	2,431	2,419	414	5,264	0	787	3	6,051	3
	Nov16	2,428	2,418	408	5,254	-10	777	-10	6,031	-20
	Dec16	2,436	2,422	411	5,269	15	782	5	6,051	20
	Jan17	2,431	2,416	410	5,257	-12	789	7	6,046	-5
	Feb17	2,434	2,412	423	5,269	12	792	3	6,061	15
	Mar17	2,440	2,424	425	5,289	20	807	15	6,096	35
	Apr17	2,428	2,426	421	5,275	-14	817	10	6,092	-4
	May17	2,425	2,418	422	5,265	-10	822	5	6,087	-5
	Jun17	2,410	2,412	421	5,243	-22	827	5	6,070	-17
	Jul17	2,404	2,404	422	5,230	-13	852	25	6,082	12
	Aug17	2,398	2,407	423	5,228	-2	868	16	6,096	14
2018	Sep17	2,408	2,410	426	5,244	16	883	15	6,127	31
	Oct17	2,417	2,412	431	5,260	16	912	29	6,172	45
	Nov17	2,396	2,406	428	5,230	-30	893	-19	6,123	-49
	Dec17	2,400	2,406	432	5,238	8	907	14	6,145	22
	Jan18	2,394	2,401	436	5,231	-7	922	15	6,153	8
	Feb18	2,387	2,403	441	5,231	0	928	6	6,159	6
	Mar18	2,375	2,396	436	5,207	-24	911	-17	6,118	-41
	Apr18	2,371	2,391	432	5,194	-13	914	3	6,108	-10
	May18	2,370	2,386	432	5,188	-6	907	-7	6,095	-13
	Jun18	2,364	2,382	435	5,181	-7	911	4	6,092	-3
	Jul18	2,374	2,392	434	5,200	19	917	6	6,117	25
	Aug18	2,384	2,394	435	5,213	13	938	21	6,151	34

August 2018: Out-of-State Temporary Registrations = 158; Inactive Appraisers = 168)

TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD
APPRAISAL MANAGEMENT COMPANY REGISTRATIONS
August 2018

FISCAL YEAR	MONTH	Paper Apps Received	Online Apps Received	Total Apps Received	Total AMC Registrations Issued	Total AMC Renewals Issued
2012 - Total		130	46	176	169	0
2013 - Total		6	11	17	23	0
2014 - Total		3	9	12	13	138
2015 - Total		11	5	16	15	17
2016 - Total		8	2	10	11	128
2017	Sep 16	2	0	2	2	1
	Oct 16	0	1	1	0	3
	Nov 16	0	0	0	1	2
	Dec 16	0	1	1	1	3
	Jan 17	2	0	2	0	0
	Feb 17	0	1	1	2	1
	Mar 17	0	0	0	0	0
	Apr 17	1	0	1	0	3
	May 17	1	2	3	1	0
	Jun 17	1	2	3	2	4
	Jul 17	2	0	2	6	1
	Aug 17	0	0	0	0	3
2017 - Total		9	7	16	15	21
2018	Sep 17	1	2	3	1	1
	Oct 17	0	0	0	2	2
	Nov 17	0	1	1	1	1
	Dec 17	0	0	0	0	2
	Jan 18	0	0	0	0	3
	Feb 18	0	1	1	1	4
	Mar 18	1	1	2	0	4
	Apr 18	0	0	0	1	4
	May 18	0	2	2	1	7
	Jun 18	0	1	1	2	51
	Jul 18	1	0	1	2	26
	Aug 18	0	1	1	1	16
CUMULATIVE TOTALS		170	89	259	258	425
Registrations Surrendered as of August 2018				24		
Registrations Revoked as of August 2018				3		
Registrations Expired > 6 months as of August 2018				48		
TOTAL AMC REGISTRATIONS - August 2018					168	

**TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD
ACTIVE CERTIFICATIONS AND LICENSES**

FISCAL YEAR	END OF MONTH	GENERAL	RESIDENTIAL	LICENSE	TOTAL G.R.L.	G.R.L. CHANGE	TRAINEE	TRAINEE CHANGE	TOTAL	TOTAL CHANGE
2013	Aug13	2,367	2,371	470	5,208		724		5,932	
2014	Aug14	2,386	2,405	453	5,244	36	760	36	6,004	72
2015	Aug 15	2,408	2,415	434	5,257	13	779	19	6,036	32
2016	Aug16	2,426	2,425	416	5,267	10	789	10	6,056	20
2017	Aug17	2,398	2,407	423	5,228	-39	868	79	6,096	40
2018	Aug18	2,384	2,394	435	5,213	-15	938	70	6,151	55
2019	Sep18	2,385	2,395	436	5,216	3	956	18	6,172	21
	Oct18	2,384	2,401	437	5,222	6	971	15	6,193	21
	Nov18	2,386	2,405	436	5,227	5	980	9	6,207	14
	Dec18	2,382	2,412	440	5,234	7	976	-4	6,210	3
	Jan19	2,381	2,406	443	5,230	-4	997	21	6,227	17
	Feb19	2,382	2,415	444	5,241	11	1,014	17	6,255	28
	Mar19	2,384	2,423	441	5,248	7	1,010	-4	6,258	3
	Apr19	2,378	2,421	435	5,234	-14	1,018	8	6,252	-6
	May19	2,375	2,422	435	5,232	-2	1,032	14	6,264	12
	Jun19	2,370	2,414	433	5,217	-15	1,031	-1	6,248	-16
	Jul19	2,362	2,408	428	5,198	-19	1,035	4	6,233	-15
	Aug19	2,366	2,412	430	5,208	10	1,029	-6	6,237	4
August 2019										
		GENERAL	RESIDENTIAL	LICENSE	TOTAL		TRAINEE		TOTAL	
Inactive Appraisers		35	38	18	91		89		180	
									Out-of-State Temporary Registrations:	113
									Total All License Holders:	6,526

TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD
APPRAISAL MANAGEMENT COMPANY REGISTRATIONS
August 2019

FISCAL YEAR	MONTH	Total Apps Received	Total AMC Registrations Issued	Total AMC Renewals Issued
2014 - Total		12	13	138
2015 - Total		16	15	17
2016 - Total		10	11	128
2017 - Total		16	15	21
2018 - Total		12	12	121
2019	Sep 18	1	0	1
	Oct 18	2	3	4
	Nov 18	1	1	0
	Dec 18	0	1	2
	Jan 19	0	0	1
	Feb 19	2	0	1
	Mar 19	0	1	1
	Apr 19	0	1	2
	May 19	0	0	4
	Jun 19	2	1	3
	Jul 19	0	1	5
	Aug 19	0	0	1
Registrations issued from March 2012 to August 2019			267	
Registrations Expired > 6 months as of August 2019			-64	
Registrations Expired < 6 months as of August 2019			-3	
Registrations Surrendered			-30	
Registrations Revoked			-3	
Registrations Re-Issued > 6 months after expiration date			-5	
TOTAL AMC REGISTRATIONS - August 2019			162	

Texas Real Estate Commission

Fee Schedule	1/1/2015	9/1/2015	1/1/2016	11/1/2016	1/1/2017	6/1/2019
License Fees (All Licenses issue for a two year period.)						
Broker Applications						
Individual Broker - Initial <i>(Includes Out of State)</i>	\$595.00	\$305.00	\$305.00	\$305.00	\$305.00	\$305.00
Business Entity Broker - Initial	\$195.00	\$305.00	\$305.00	\$305.00	\$305.00	\$305.00
Branch Office <i>(each location)</i>	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Broker Renewals						
Individual Broker	\$517.00	\$217.00	\$217.00	\$217.00	\$217.00	\$217.00
Business Entity Broker	\$115.00	\$215.00	\$215.00	\$215.00	\$215.00	\$217.00
Branch Office	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Individual Broker Late Renewals						
Individual Broker, <i>expired 90 days or less</i>	\$553.00	\$253.00	\$253.00	\$253.00	\$253.00	\$253.00
Individual Broker, <i>expired more than 90 days up to 6 months</i>	\$589.00	\$289.00	\$289.00	\$289.00	\$289.00	\$289.00
Broker Reinstatement, <i>expired more than 6 months up to 2 years</i>	\$590.00	\$290.00	\$290.00	\$290.00	\$290.00	\$290.00
Business Entity Broker Late Renewals						
Late Renewal, <i>expired 90 days or less</i>	\$151.00	\$251.00	\$251.00	\$251.00	\$253.00	\$253.00
Late Renewal, <i>expired more than 90 days up to 6 months</i>	\$187.00	\$287.00	\$287.00	\$287.00	\$289.00	\$289.00
Sales Agent Applications						
Sale Agent - Initial	\$195.00	\$205.00	\$205.00	\$205.00	\$205.00	\$205.00
Conversion from Broker to Sale Agent	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00
Sales Agent Renewals						
Sales Agent Renewal	\$116.00	\$116.00	\$116.00	\$116.00	\$110.00	\$110.00
Sales Agent Late Renewals						
Sales Late Renewal, <i>expired 90 days or less</i>	\$152.00	\$152.00	\$152.00	\$152.00	\$143.00	\$143.00
Sales Late Renewal, <i>expired more than 90 days up to 6 months</i>	\$188.00	\$188.00	\$188.00	\$188.00	\$176.00	\$176.00
Sales Reinstatement, <i>expired more than 6 months up to 2 years</i>	\$190.00	\$190.00	\$190.00	\$190.00	\$190.00	\$190.00
Inspector Applications						
Apprentice Inspector Initial, <i>no exam required</i>	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00
Real Estate Inspector Initial	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00
Professional Inspector Initial	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00
Inspector Exam Fee, <i>paid to exam provider</i>	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00
Real Estate Inspection Recovery Fund, <i>paid only after exam is passed</i>	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Inspector Renewals						
Apprentice Inspector	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00
Real Estate Inspector	\$53.00	\$53.00	\$53.00	\$53.00	\$53.00	\$53.00
Professional Inspector	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00
Inspector Late Renewals						
Apprentice Inspector, <i>expired 90 days or less</i>	\$47.00	\$47.00	\$47.00	\$47.00	\$47.00	\$47.00
Apprentice Inspector, <i>expired More than 90 days but less than 6 months</i>	\$62.00	\$62.00	\$62.00	\$62.00	\$62.00	\$62.00
Apprentice Reinstatement, <i>expired More than six months but less than two years</i>	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00
Real Estate Inspector, <i>expired 90 days or less</i>	\$78.00	\$78.00	\$78.00	\$78.00	\$78.00	\$78.00
Real Estate Inspector, <i>expired More than 90 days but less than 6 months</i>	\$103.00	\$103.00	\$103.00	\$103.00	\$103.00	\$103.00

Texas Real Estate Commission

Fee Schedule	1/1/2015	9/1/2015	1/1/2016	11/1/2016	1/1/2017	6/1/2019
License Fees (All Licenses issue for a two year period.)						
Real Estate Inspector Reinstatement, <i>expired More than than 6 months but less than two years</i>	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00
Professional Inspector, <i>expired 90 days or less</i>	\$93.00	\$93.00	\$93.00	\$93.00	\$93.00	\$93.00
Professional Inspector, <i>expired More than 90 days but less than 6 months</i>	\$123.00	\$123.00	\$123.00	\$123.00	\$123.00	\$123.00
Professional Reinstatement, <i>expired More than 6 months but less than two years</i>	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00
Easement/Right-of-Way Agent Registration for a Business or an Individual						
Initial ERW Registration, <i>includes the \$50.00 recovery fund fee</i>	\$295.00	\$295.00	\$295.00	\$295.00	\$295.00	\$295.00
ERW Renewal, <i>includes the \$50.00 recovery fund fee</i>	\$295.00	\$295.00	\$295.00	\$295.00	\$295.00	\$295.00
Qualifying Education Providers For Real Estate/Inspectors						
Original Application Filing (<i>4 year approval</i>)	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00
Annual Fee	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00
Qualifying Instructor Application/Renewal	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00
Qualifying Course Application (\$50.00 base fee plus \$20.00 per classroom hr for real estate) (\$50.00 base fee plus \$5.00 per classroom hr for inspectors)	Varies	Varies	Varies	Varies	Varies	Varies
Original Continuing Education (CE) Providers for Real Estate/Inspectors						
CE Provider Application (<i>2 year approval</i>)	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00
CE Instructor Application/Renewal	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00
CE Course Application (<i>\$50.00 base fee plus \$10.00 per classroom hour</i>)	Varies	Varies	Varies	Varies	Varies	Varies
CE Course Application Supplement (<i>\$50.00 base fee plus \$10.00 per classroom hr</i>)	Varies	Varies	Varies	Varies	Varies	Varies
Inspector – Instructor (ICE & Qualifying)						
Qualifying Application	\$50.00	\$50.00	Varies	\$50.00	\$50.00	\$50.00
ICE Application	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Residential Service Company Program						
Original Residential Service Company (RSC) Initial Application	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00
Application for Evidence of Coverage	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00
Application for Schedule of Charges	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00
Annual RSC Report Filing	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00
RSC Examinations, <i>fee determined by travel expenses</i>	varies	varies	varies	varies	varies	varies
Timeshare Applications						
Original Registration, <i>fee determined by number of interests: \$500-\$3,500</i>	varies	varies	varies	varies	varies	varies
Amendment Application, <i>fee determined by number of interests: \$100-\$2,000</i>	varies	varies	varies	varies	varies	varies

Texas Appraiser Licensing and Certification Board

Fee Schedule	1/1/2015	1/1/2016	1/1/2017	6/1/2019
<u>Application Fees:</u>				
Certified General*	\$405.00	\$405.00	\$405.00	\$ 405.00
Certified General Reciprocal Application**	\$400.00	\$400.00	\$400.00	\$ 400.00
Certified Residential*	\$355.00	\$355.00	\$355.00	\$ 355.00
Certified Residential Reciprocal Application**	\$350.00	\$350.00	\$350.00	\$ 350.00
Appraiser License*	\$330.00	\$330.00	\$330.00	\$ 330.00
State License Appraisal Reciprocal Application**	\$405.00	\$405.00	\$405.00	\$ 405.00
Appraiser Trainee Approval	\$305.00	\$305.00	\$305.00	\$ 305.00
Temporary Out-of-State Appraiser Registration (6 mos.)	\$250.00	\$250.00	\$250.00	\$ 250.00
<u>Renewal Fees: Includes the \$80 Federal Registry Fee for an Active Status</u>				
Certified General (timely renewal)	\$365.00	\$365.00	\$365.00	\$ 365.00
Expired 90 days or less	\$545.00	\$545.00	\$545.00	\$ 545.00
Expired more than 90 days but less than 6 months	\$725.00	\$725.00	\$725.00	\$ 725.00
Certified Residential (timely renewal)	\$315.00	\$315.00	\$315.00	\$ 315.00
Expired 90 days or less	\$470.00	\$470.00	\$470.00	\$ 470.00
Expired more than 90 days but less than 6 months	\$625.00	\$625.00	\$625.00	\$ 625.00
Appraiser license (timely renewal)	\$295.00	\$295.00	\$295.00	\$ 295.00
Expired 90 days or less	\$440.00	\$440.00	\$440.00	\$ 440.00
Expired more than 90 days but less than 6 months	\$585.00	\$585.00	\$585.00	\$ 585.00
Appraiser Trainee Approval (timely 2-yr renewal)	\$255.00	\$255.00	\$255.00	\$ 255.00
Expired 90 days or less	\$380.00	\$380.00	\$380.00	\$ 380.00
Expired more than 90 days but less than 6 months	\$505.00	\$505.00	\$505.00	\$ 505.00
<u>Application for Registration as an Appraisal Management Company Fee:</u>				
AMC	\$3,399.00	\$3,399.00	\$3,399.00	\$ 3,399.00
<u>AMC Renewal Fee:</u>				
AMC (timely renewal) (Add \$10.30 X number of panelists)--reduced in FY2017 to 5.15	\$3,399.00	\$3,399.00	\$3,090.00	\$ 3,090.00
Expired 90 days or less (Add \$10.30 X number of panelists)--reduced to 5.15 in FY2017	\$5,049.00	\$5,049.00	\$4,635.00	\$ 4,635.00
Expired more than 90 days but less than 6 months (Add \$10.30 X number of panelists)	\$6,699.00	\$6,699.00	\$6,180.00	\$ 6,180.00
<u>ACE Provider</u>				
Original Application			\$	200.00
Renewal			\$	200.00
Reinstatement			\$	200.00
<u>Education</u>				
New CE Class - Appraiser				
ACE Course Initial				
Base Fee			\$	50.00
Content Review			\$	5.00
AQB/Other State			\$	50.00
One-Time			\$	25.00
CE Class Renewal - Appraiser				
ACE Course Renewal				
Base Fee			\$	50.00
Content Review			\$	5.00
AQB/Other State			\$	50.00
Secondary Approval - ACE				
ACE Secondary Approval				
Base Fee			\$	50.00
Content Review			\$	5.00
AQB/Other State			\$	50.00

Staff Services Division
Texas Real Estate Commission Reserves
Presented November 19, 2019

			Expenditures	Balance
Reserve for Technology Development	as of August 31, 2019	1,300,000.00	(423,810.51)	
	Total	<u>\$ 1,300,000.00</u>	<u>(423,810.51)</u>	<u>\$ 876,189.49</u>
Reserve for Long-Term Facilities Master Plan	Approved as of 8/31/14	2,000,000		
Reserve for Long-Term Facilities Master Plan	Approved as of 8/31/15	2,785,000	(21,576)	
Reserve for Long-Term Facilities Master Plan	Approved as of 8/31/16	3,450,000		
Reserve for Long-Term Facilities Master Plan	Approved as of 8/31/17	3,265,000		
Reallocated to Strategic Projects Reserve	Approved at Feb 2019 Commission Meeting	(11,478,424)		
	Total	<u>\$ 21,576</u>	<u>(21,576)</u>	<u>\$ -</u>
Reserve for Strategic Projects	Approved at Feb 2019 Commission Meeting	11,478,424		
Reallocate to Operations to supplement increased expenses	Approved at Aug 12, 2019 Commission Meeting	(3,750,000)		
	Total	<u>\$ 7,728,424</u>	<u>-</u>	<u>\$ 7,728,424.00</u>

Source: 2019 Balance Sheet

Staff Services Division
Texas Appraiser and Licensing Board Reserves
Presented November 15, 2019

		Admin Penalties	Interest	Expenditures	Balance as of 8/31/19
Reserve for Educational Development	Actual 8/31/14	49,585			
Reserve for Educational Development	Actual 8/31/15	44,355			
Reserve for Educational Development	Actual 8/31/16	44,800	9.89		
Reserve for Educational Development	Actual 8/31/17	20,450	111.20	(13,118.95)	
Reserve for Educational Development	Actual 8/31/18	18,051	583.56	(35,221.02)	
Balance in Account 3056 reallocated to Operations	February 2019			(80,392.41)	
Reserve for Educational Development	Actual 8/31/19	18,000	1,251.24	(6,113.63)	
	Total	<u>195,241.00</u>	<u>1,955.89</u>	<u>(134,846.01)</u>	<u>62,350.88</u>
Reserve for Long-Term Facilities Master Plan	Approved as of 8/31/14	240,000			
Reserve for Long-Term Facilities Master Plan	Approved as of 8/31/15	180,000		(3,224)	
Reserve for Long-Term Facilities Master Plan	Approved as of 8/31/16	320,000			
Reserve for Long-Term Facilities Master Plan	Approved as of 8/31/17	280,000			
Reallocated to Customer Service Reserve	February 2019	(1,016,776)			
	Total	<u>\$ 3,224</u>	<u>0</u>	<u>(3,224)</u>	<u>\$ -</u>
Reserve for Customer Service	Approved at Feb 2019 Commission Meeting	1,016,776			
Reallocate to Operations to supplement increased expenses	Approved at September 6, 2019 Board Meeting	(425,000)			
	Total	<u>\$ 591,776</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 591,776</u>

Source: 2019 Balance Sheet and TTSTC Holdings in Account 3193 as of 8/31/2019

Source: 2020 Balance Sheet