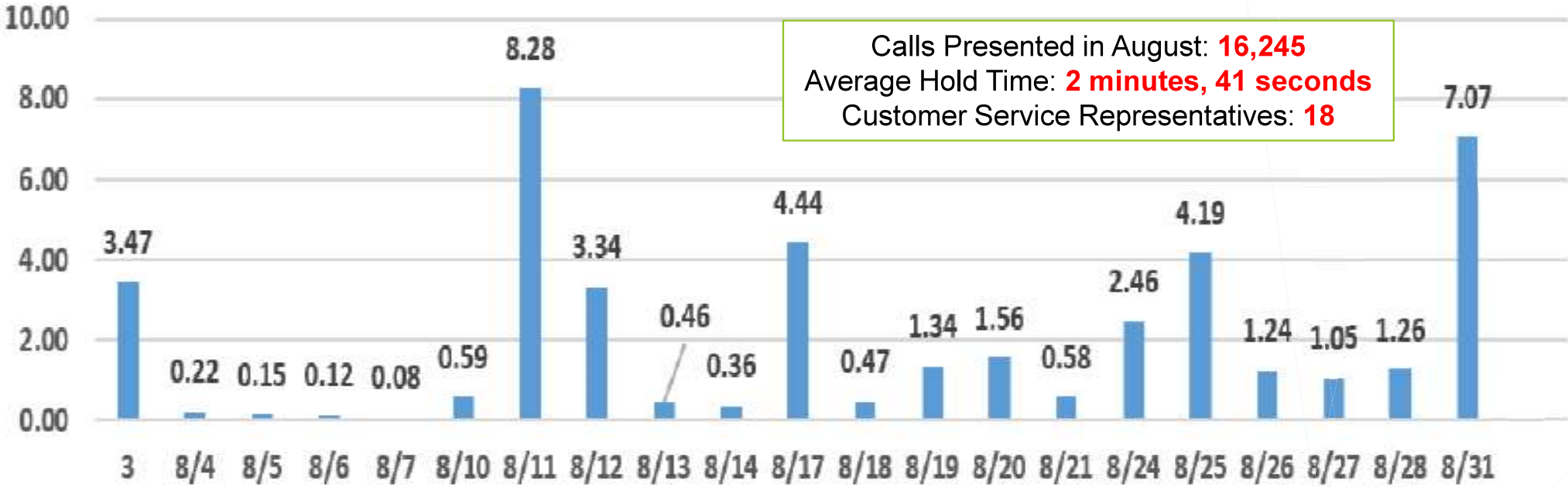
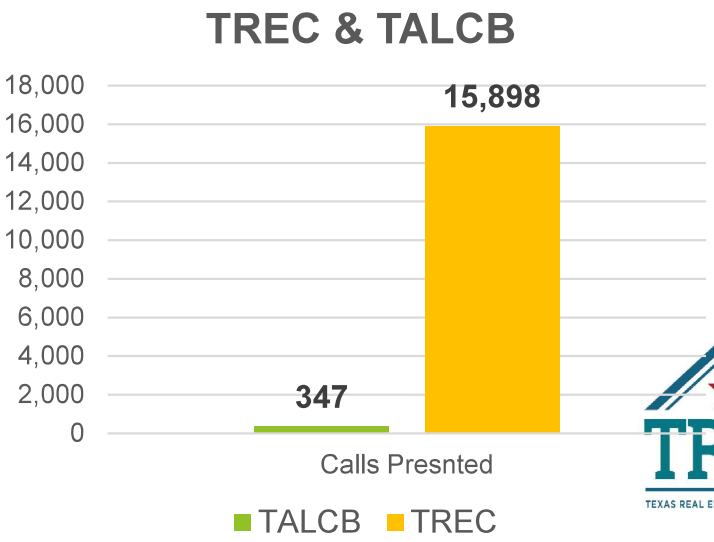
August 2026 Staff Reports

Customer Relations Division

August 2026 Hold Time per Day



Calls Presented in August: **16,245**
Average Hold Time: **2 minutes, 41 seconds**
Customer Service Representatives: **18**

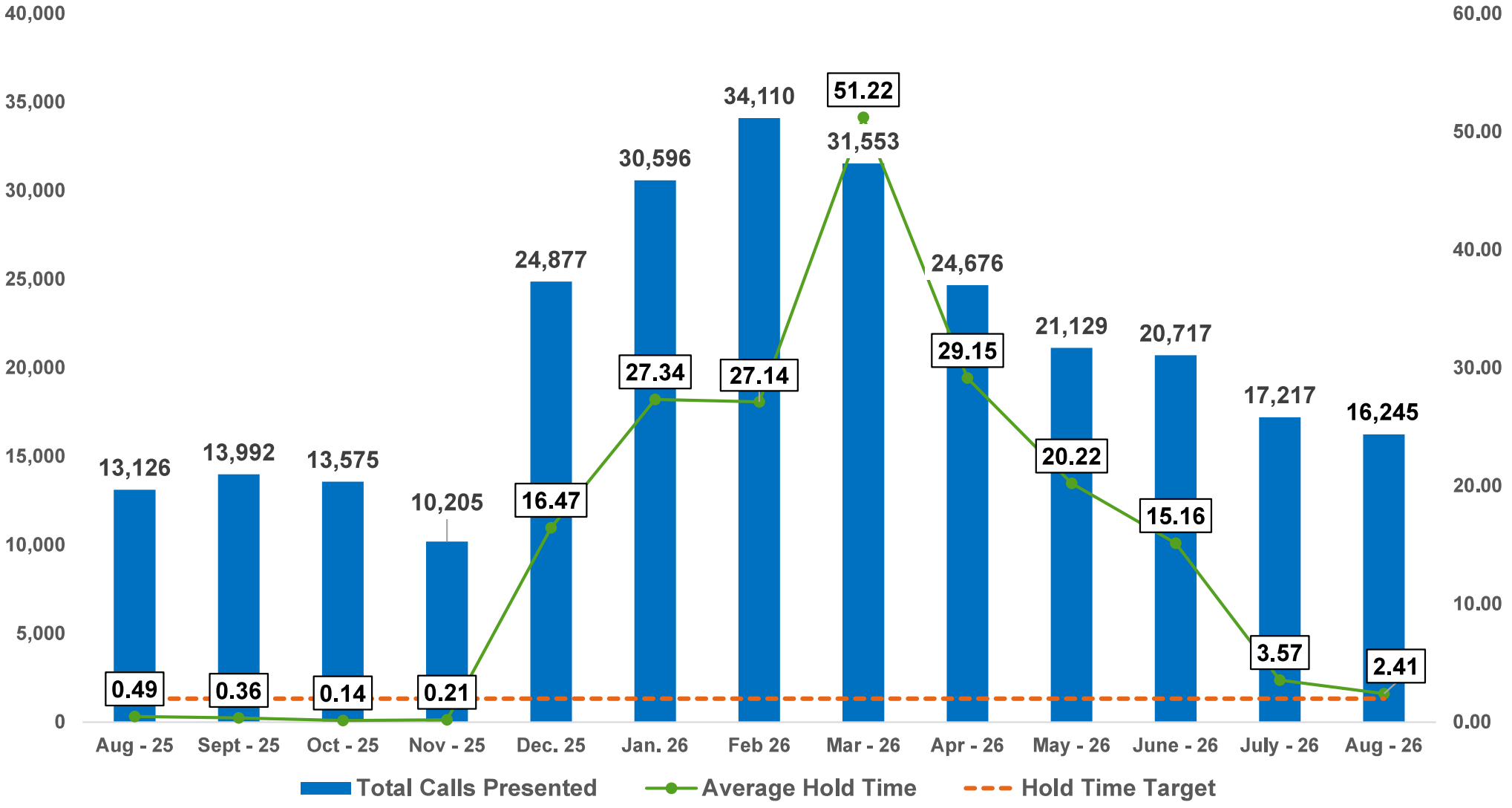


TALCB – 347 Calls (*2.14%*) ***2 minutes, 37 second hold time***
TREC – 15,898 Calls (*97.86%*) ***2 minutes, 41 second hold time***

TREC TEXAS REAL ESTATE COMMISSION
TALCB TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Customer Relations Division

13 Month Comparison of Calls Presented vs. Hold Time

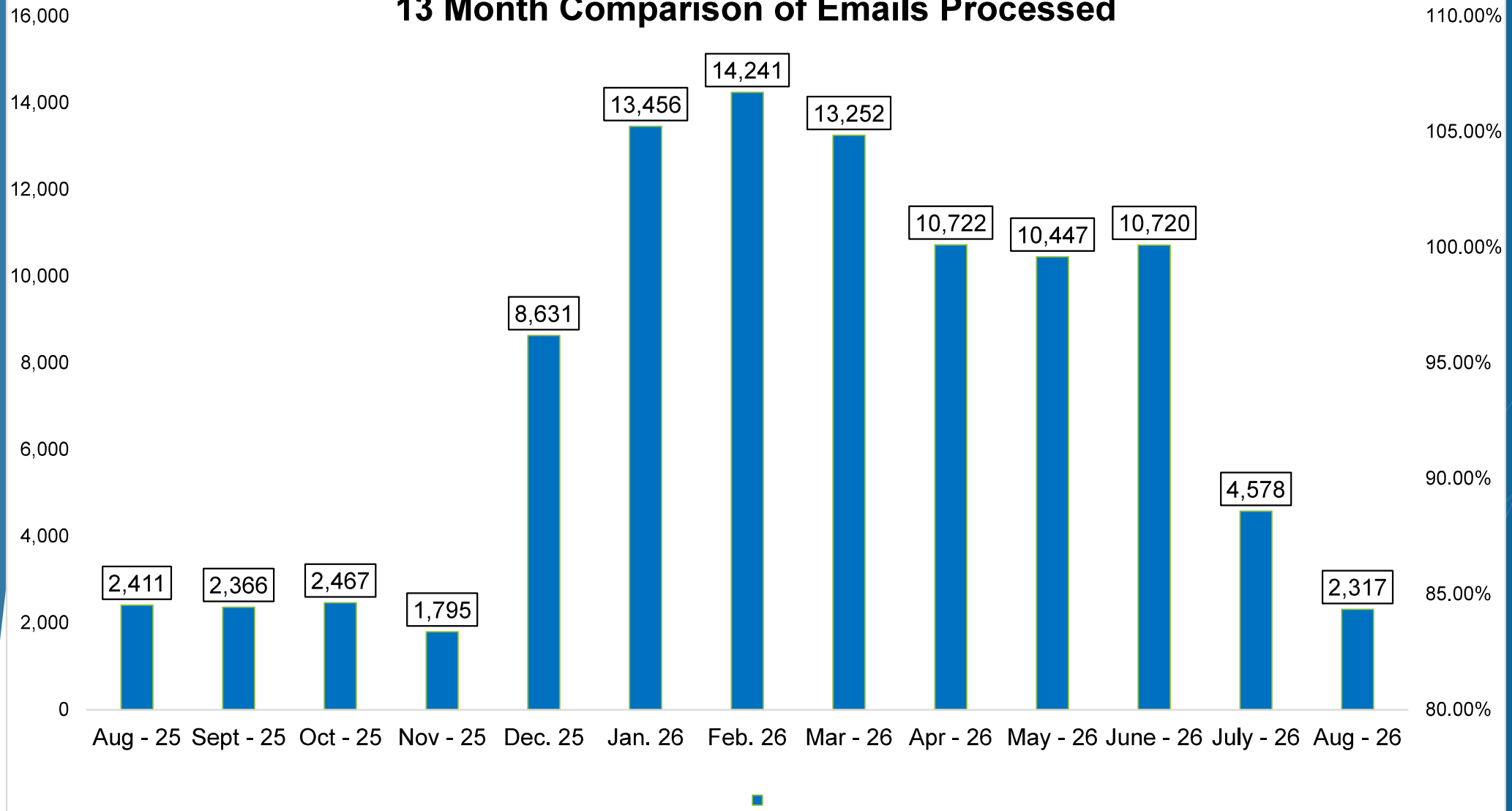


TREC TEXAS REAL ESTATE COMMISSION

TALCB TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Customer Relations Division

13 Month Comparison of Emails Processed



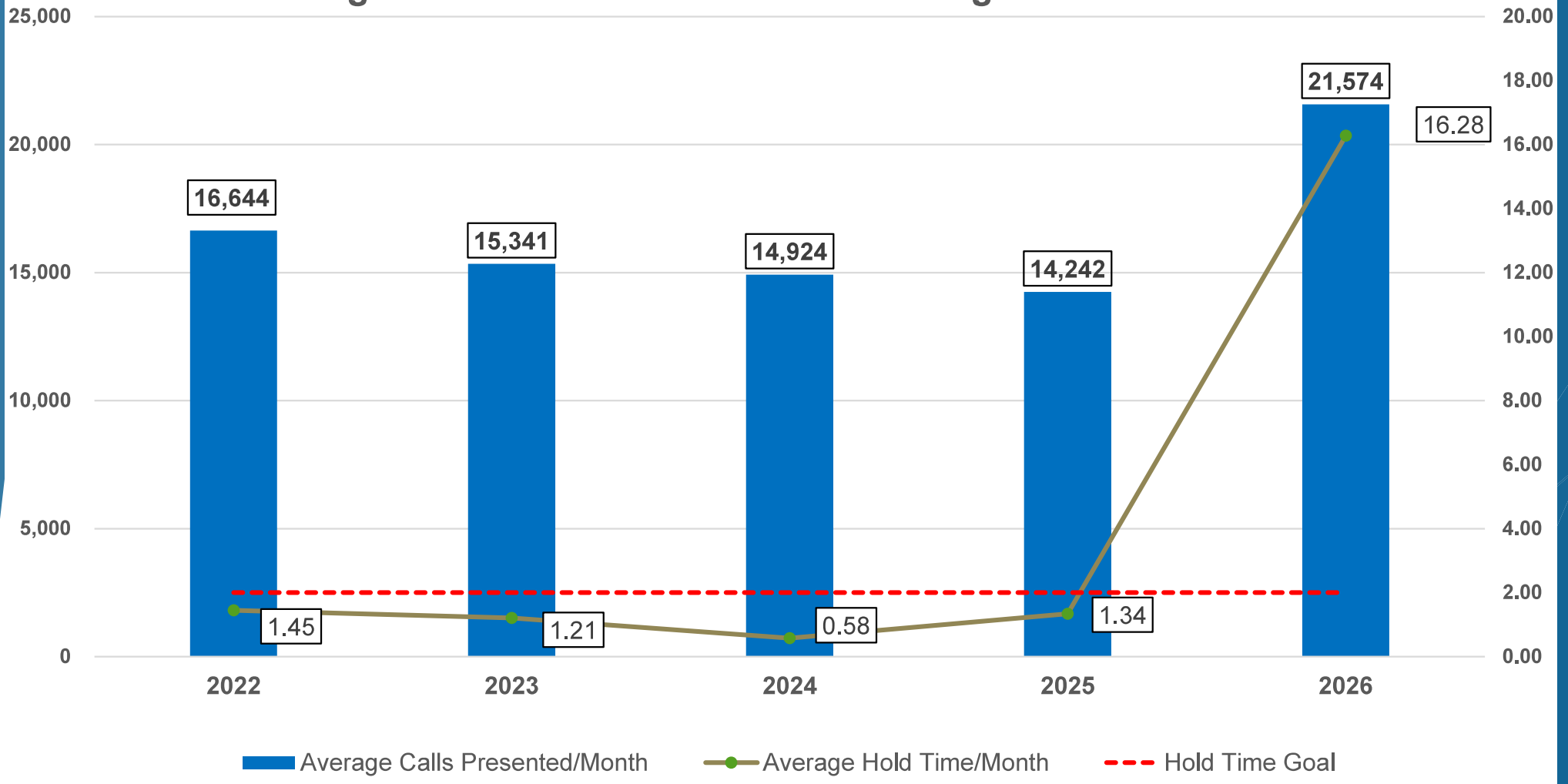
TREC TEXAS REAL ESTATE COMMISSION

TALCB TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Customer Relations Division

Fiscal Year Comparison

Average Calls Presented/Month vs. Average Hold Time/Month



TREC TEXAS REAL ESTATE COMMISSION

TALCB TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Education & Examinations Division

TREC Qualifying Education Fiscal YTD

	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	YTD
Applications Received													
Provider - Initial	1	1	2	0	1	2	0	0	1	1	1	1	11
Provider - Renewal	1	0	0	1	0	0	0	0	0	1	0	1	4
Annual Fee	1	7	7	0	3	1	3	0	7	6	2	2	39
Exempt Provider	0	0	0	0	1	0	0	0	3	1	0	0	5
Total Providers	**3**	**8**	**9**	**1**	**5**	**3**	**3**	**0**	**11**	**9**	**3**	**4**	**59**
Initial	17	19	17	10	15	6	9	5	16	6	3	3	126
Renewal	0	7	5	6	7	0	0	5	0	1	5	11	47
Total Real Estate Courses	**17**	**26**	**22**	**16**	**22**	**6**	**9**	**10**	**16**	**7**	**8**	**14**	**173**
Initial	0	0	0	0	0	0	0	0	8	0	0	0	8
Renewal	0	0	0	0	6	0	0	8	0	0	0	0	14
Total Inspector Courses	**0**	**0**	**0**	**0**	**6**	**0**	**0**	**8**	**8**	**0**	**0**	**0**	**22**
Initial	0	0	0	0	0	0	0	0	0	0	0	0	0
Renewal	0	0	0	0	0	0	0	0	0	0	0	0	0
Total ERW Courses	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
College Accredited Courses	**3**	**9**	**0**	**0**	**0**	**0**	**0**	**7**	**16**	**8**	**1**	**2**	**46**
Total Applications Received	**23**	**43**	**31**	**17**	**33**	**9**	**12**	**25**	**51**	**24**	**12**	**20**	**300**

Education & Examinations Division

TREC Qualifying Education Fiscal YTD

	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	YTD
Applications Approved													
Provider - Initial	1	0	0	0	1	0	2	1	0	0	1	2	8
Provider - Renewal	4	1	0	0	0	1	0	0	0	0	1	0	7
Annual Fee	4	5	9	0	2	2	1	3	4	4	4	3	41
Exempt Provider	0	0	0	0	0	0	0	0	3	1	0	0	4
Total Providers	**9**	**6**	**9**	**0**	**3**	**3**	**3**	**4**	**7**	**5**	**6**	**5**	**60**
Initial	28	14	33	4	1	7	19	4	15	4	13	4	146
Renewal	2	3	9	3	3	3	4	0	5	1	4	7	44
Total Real Estate Courses	**30**	**17**	**42**	**7**	**4**	**10**	**23**	**4**	**20**	**5**	**17**	**11**	**190**
Initial	2	0	0	0	0	0	0	0	0	0	8	0	10
Renewal	0	0	0	0	0	0	6	8	0	0	0	0	14
Total Inspector Courses	**2**	**0**	**0**	**0**	**0**	**0**	**6**	**8**	**0**	**0**	**8**	**0**	**24**
Initial	0	0	0	0	0	0	0	0	0	0	0	0	0
Renewal	0	0	0	0	0	0	0	0	0	0	0	0	0
Total ERW Courses	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
College Accredited Courses	**2**	**10**	**2**	**0**	**0**	**0**	**0**	**7**	**14**	**14**	**1**	**2**	**52**
Total Applications Approved	**43**	**33**	**53**	**7**	**7**	**13**	**32**	**23**	**41**	**24**	**32**	**18**	**326**

Education & Examinations Division

TREC Continuing Education Fiscal YTD													
FY2026	**Sep-25**	**Oct-25**	**Nov-25**	**Dec-25**	**Jan-26**	**Feb-26**	**Mar-26**	**Apr-26**	**May-26**	**Jun-26**	**Jul-26**	**Aug-26**	**YTD**
Applications Received													
Provider - Initial	12	19	6	17	15	15	20	25	21	18	12	12	192
Provider - Renewal	26	15	10	16	22	21	29	17	10	13	21	14	214
Total Providers	**38**	**34**	**16**	**33**	**37**	**36**	**49**	**42**	**31**	**31**	**33**	**26**	**406**
Initial	264	231	197	169	206	196	221	230	233	216	343	206	2712
Renewal	0	0	0	14	312	284	297	219	185	282	192	132	1917
Total Real Estate Courses	**264**	**231**	**197**	**183**	**518**	**480**	**518**	**449**	**418**	**498**	**535**	**338**	**4629**
Total Real Estate Non-Elective Courses	**36**	**163**	**160**	**112**	**189**	**50**	**76**	**16**	**20**	**14**	**13**	**14**	**863**
Initial	20	17	7	38	12	6	5	5	5	3	6	10	134
Renewal	0	0	0	4	19	5	35	23	11	8	17	3	125
Total Inspector Courses	**20**	**17**	**7**	**42**	**31**	**11**	**40**	**28**	**16**	**11**	**23**	**13**	**259**
Total Inspector Non-Elective Courses	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**2**
Initial	1	0	0	1	1	6	2	0	4	4	1	0	20
Renewal	0	0	0	2	35	1	0	0	0	0	0	0	38
Total ERW Courses	**1**	**0**	**0**	**3**	**36**	**7**	**2**	**0**	**4**	**4**	**1**	**0**	**58**
Total Applications Received	**359**	**445**	**380**	**374**	**811**	**585**	**685**	**535**	**489**	**558**	**605**	**391**	**6217**

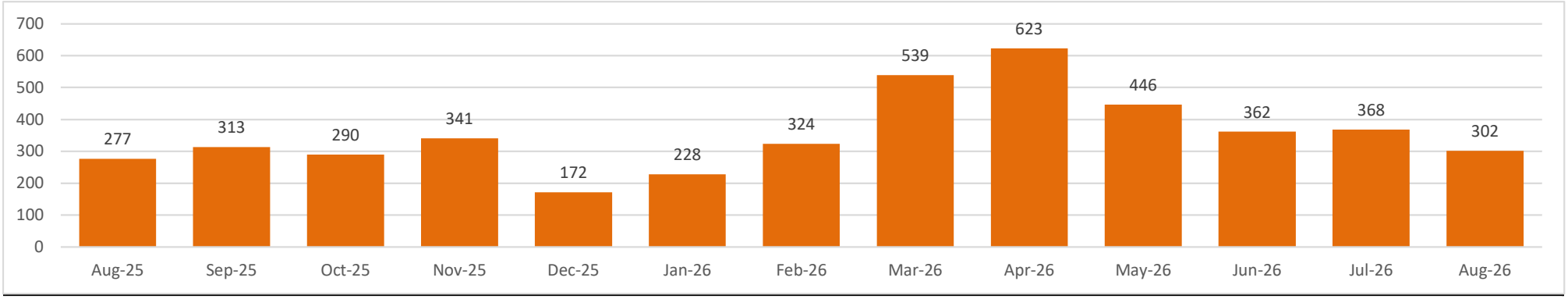
Education & Examinations Division

TREC Continuing Education Fiscal YTD													
	Sep-25	**Oct-25**	**Nov-25**	**Dec-25**	**Jan-26**	**Feb-26**	**Mar-26**	**Apr-26**	**May-26**	**Jun-26**	**Jul-26**	**Aug-26**	**YTD**
Applications Approved													
Provider - Initial	6	11	15	3	0	13	23	13	30	23	19	12	168
Provider - Renewal	14	16	23	9	0	16	30	26	22	16	13	23	208
Total Providers	**20**	**27**	**38**	**12**	**0**	**29**	**53**	**39**	**52**	**39**	**32**	**35**	**376**
Initial	198	208	230	47	78	306	257	265	308	186	316	233	2632
Renewal	0	0	0	0	7	37	352	572	266	289	177	162	1862
Total Real Estate Courses	**198**	**208**	**230**	**47**	**85**	**343**	**609**	**837**	**574**	**475**	**493**	**395**	**4494**
Total Real Estate Non-Elective Courses	**32**	**5**	**0**	**194**	**257**	**90**	**49**	**38**	**16**	**22**	**10**	**9**	**722**
Initial	16	13	20	0	3	10	29	21	6	2	7	2	129
Renewal	0	0	0	0	5	0	38	37	16	2	10	9	117
Total Inspector Courses	**16**	**13**	**20**	**0**	**8**	**10**	**67**	**58**	**22**	**4**	**17**	**11**	**246**
Total Inspector Non-Elective Courses	**5**	**3**	**0**	**0**	**0**	**1**	**0**	**6**	**0**	**0**	**0**	**0**	**15**
Initial	0	1	0	0	0	0	3	1	8	3	2	0	18
Renewal	0	0	0	0	0	0	30	8	0	0	0	0	38
Total ERW Courses	**0**	**1**	**0**	**0**	**0**	**0**	**33**	**9**	**8**	**3**	**2**	**0**	**56**
Total Applications Approved	**271**	**257**	**288**	**253**	**350**	**473**	**811**	**987**	**672**	**543**	**554**	**450**	**5909**

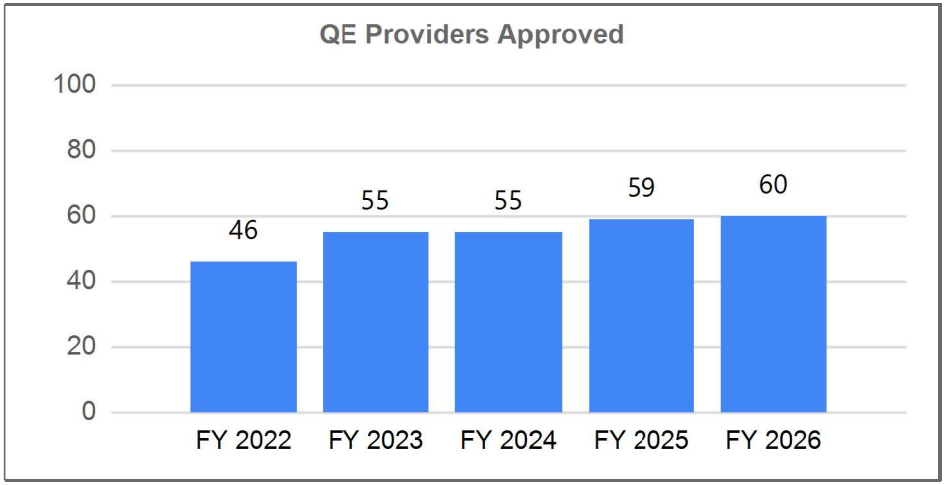
Education & Examinations Division

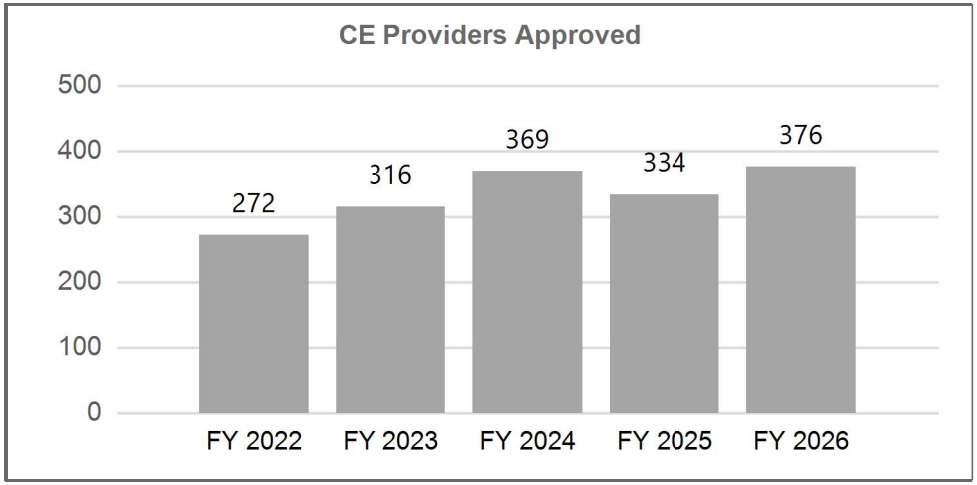
TREC Applications Approved 13-Month Comparison

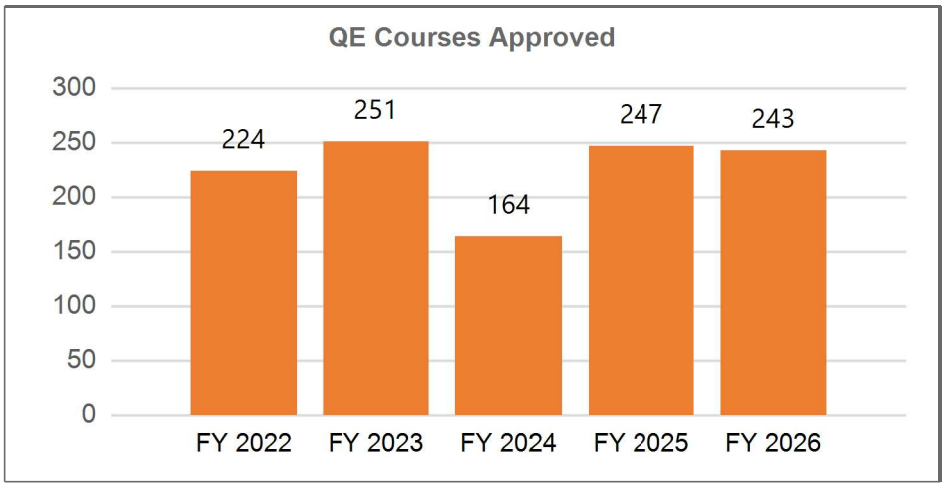
	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26
QE Providers	1	5	1	0	0	1	1	2	1	0	0	2	1
Annual Fee	4	4	5	9	0	1	2	1	3	4	4	4	3
Exempt QE Providers	0	0	0	0	0	0	0	0	0	3	1	0	0
Real Estate QE Courses	22	30	17	42	7	4	10	20	4	13	5	14	11
Inspector QE Courses	4	2	0	0	0	0	0	6	2	0	0	4	0
ERW QE Courses	0	0	0	0	0	0	0	0	0	0	0	0	0
College Accredited QE Courses	0	2	10	2	0	0	0	0	7	14	14	1	2
Total QE Approvals	**31**	**43**	**33**	**53**	**7**	**6**	**13**	**29**	**17**	**34**	**24**	**25**	**17**
CE Providers	28	20	27	38	12	0	29	53	39	52	39	32	33
Real Estate CE Courses	197	198	208	230	47	53	213	343	488	333	279	290	240
Real Estate Non-Elective Courses	1	32	5	0	106	164	59	29	25	9	14	8	5
Inspector CE Courses	13	16	13	20	0	5	9	57	49	13	3	11	7
Inspector Non-Elective Courses	7	4	3	0	0	0	1	1	0	0	0	0	0
ERW CE Courses	0	0	1	0	0	0	0	27	5	5	3	2	0
Total CE Approvals	**246**	**270**	**257**	**288**	**165**	**222**	**311**	**510**	**606**	**412**	**338**	**343**	**285**
Total Approvals	**277**	**313**	**290**	**341**	**172**	**228**	**324**	**539**	**623**	**446**	**362**	**368**	**302**

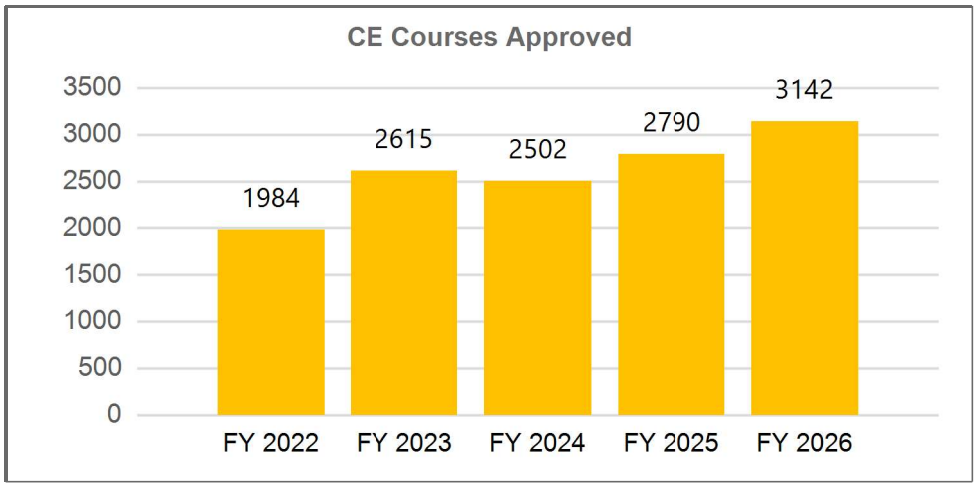


Education & Examinations Division
TREC Total Applications Approved - Fiscal Year



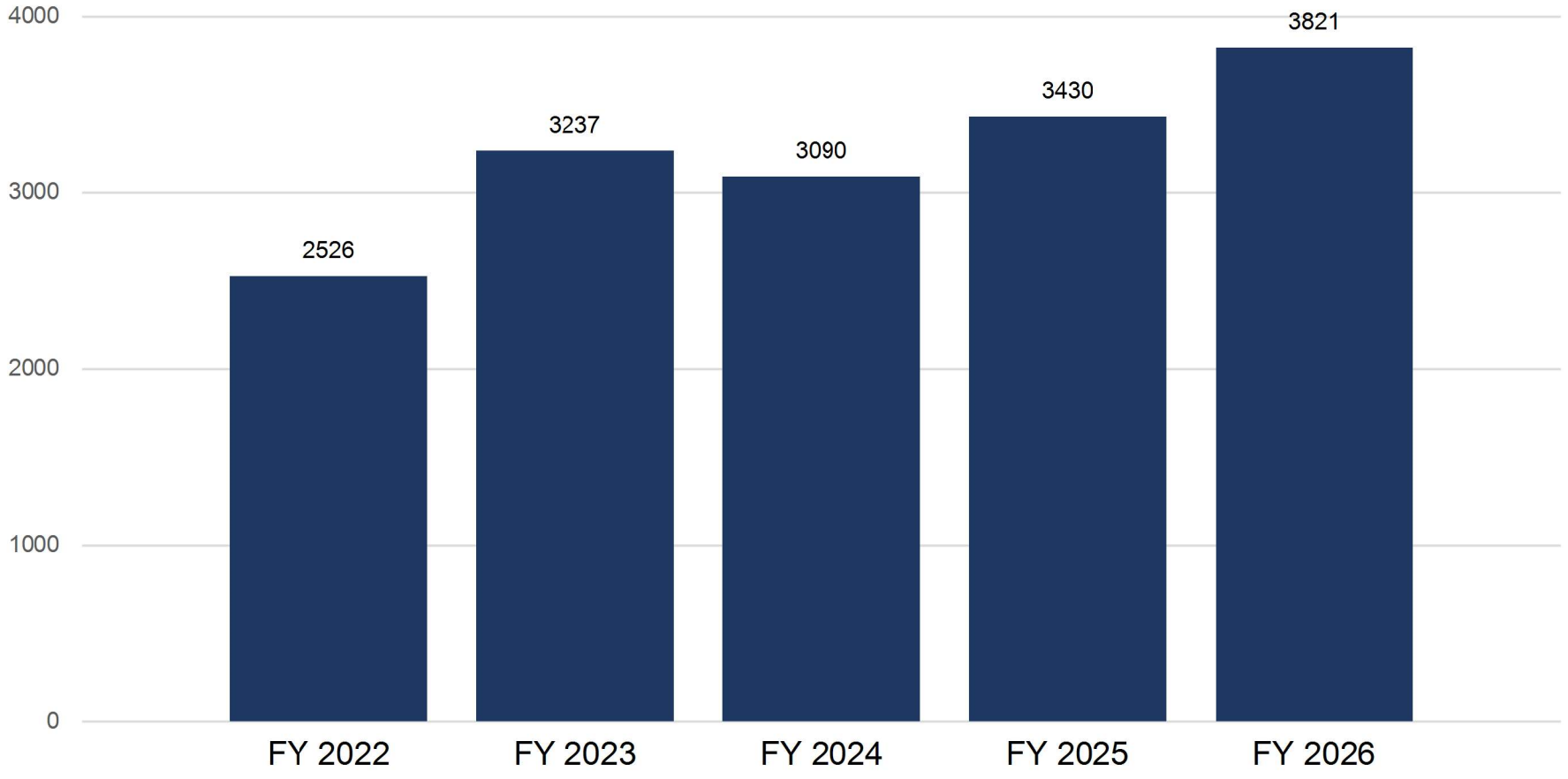






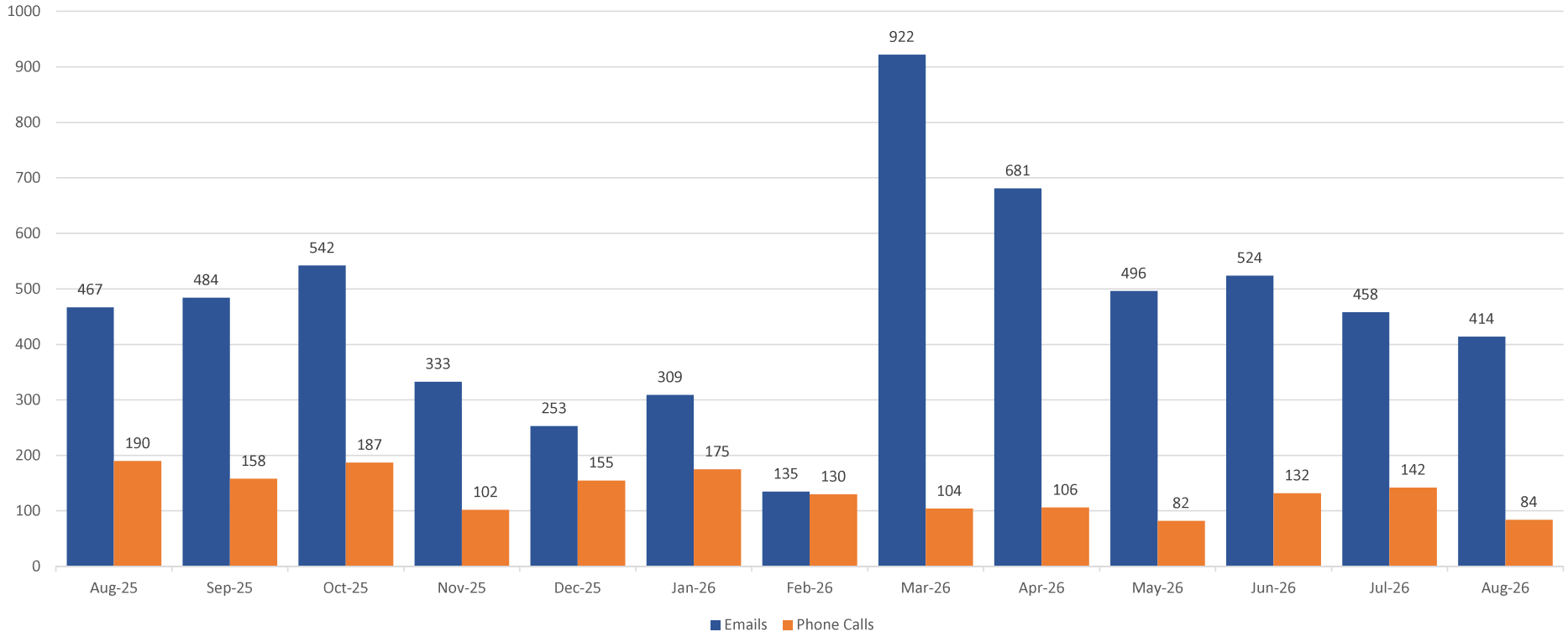
Education & Examinations Division

All TREC Applications Approved
Year-Over-Year Comparison



Education & Examinations Division

Email and Phone Call Volume 13-Month Comparison
August 2026



TREC Licensing Statistics

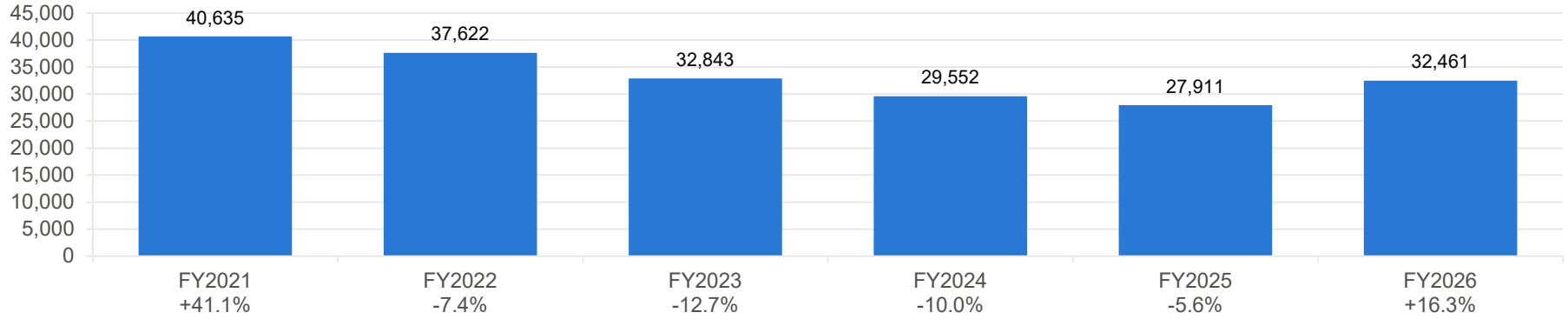
Data as of September 28, 2026

TREC Applications Received

Applications received per month

TREC Applications Received

Applications received per fiscal year | Fiscal year totals by record type



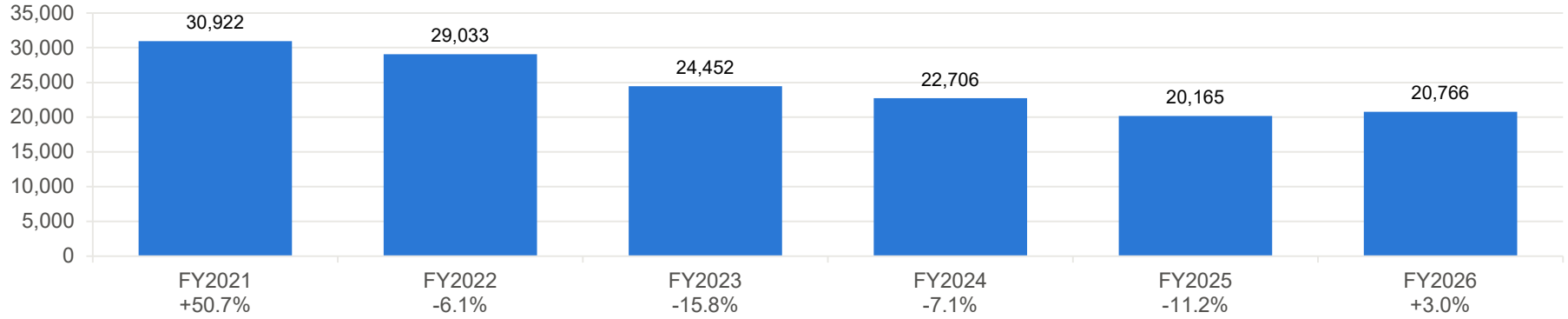
Record type	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	Total
Real Estate - Sales Agent Application	35,707	32,842	28,366	23,458	21,982	25,881	168,236
Real Estate - Individual Broker Application	2,014	2,192	2,163	1,881	1,806	1,714	11,770
Real Estate - Business Broker Application	1,591	1,582	1,470	1,319	1,147	1,298	8,407
Real Estate - Business Entity Registration Application	0	0	0	1,859	1,921	2,198	5,978
Inspector - Professional Application	905	530	350	510	501	668	3,464
Easement ROW - Individual Application	223	348	424	447	457	516	2,415
Inspector - Apprentice Application	122	89	43	54	64	85	457
Inspector - Real Estate Application	44	15	10	8	15	25	117
Easement ROW - Business Application	27	17	13	10	14	18	99
Timeshare Plan Application	2	7	4	6	4	58	81
All shown types	40,635	37,622	32,843	29,552	27,911	32,461	201,024

TREC Licenses Issued

Licenses issued per month

TREC Licenses Issued

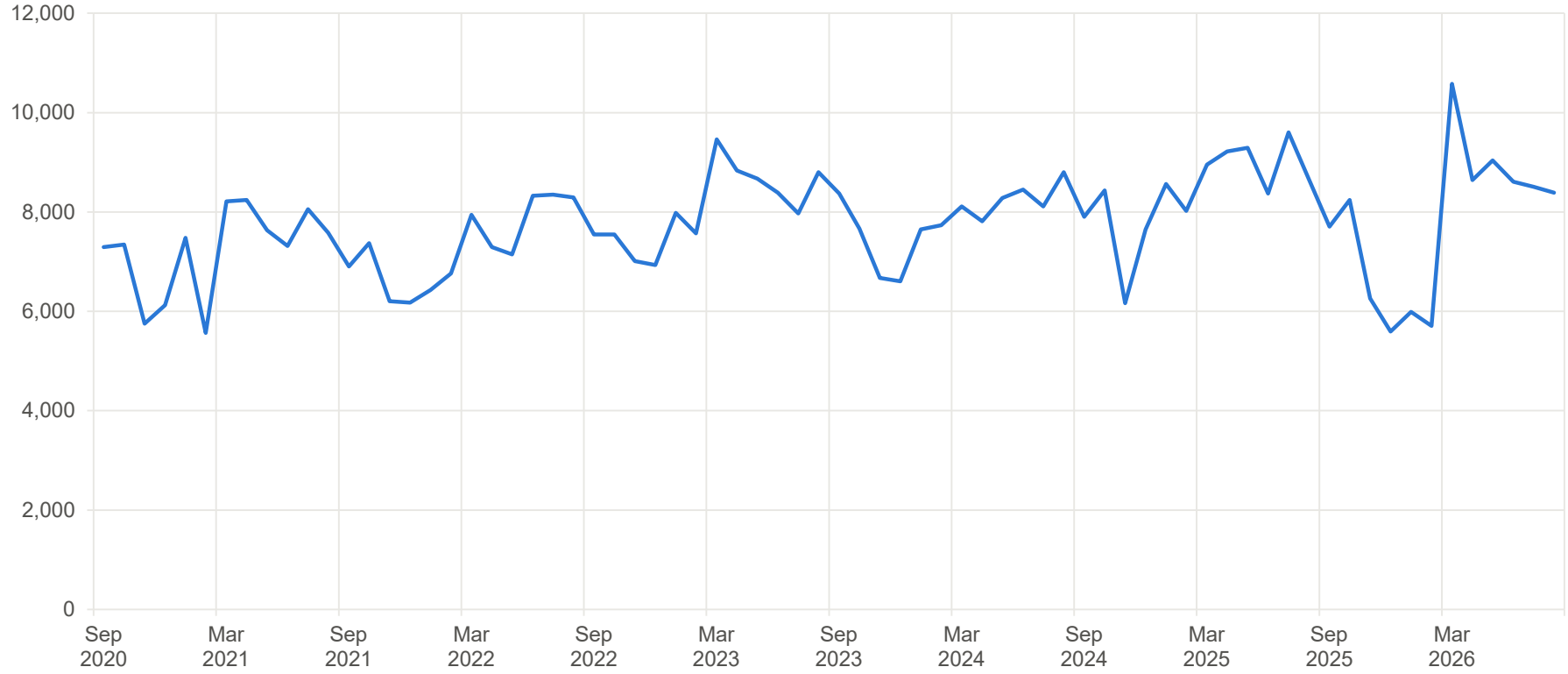
Licenses issued per fiscal year | Fiscal year totals by record type



Record type	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	Total
Real Estate - Sales Agent Application	27,093	25,048	20,945	18,027	15,868	15,952	122,933
Real Estate - Individual Broker Application	1,330	1,425	1,465	1,354	1,251	1,190	8,015
Real Estate - Business Broker Application	1,429	1,406	1,311	1,213	973	1,118	7,450
Real Estate - Business Entity Registration Application	0	0	0	1,382	1,350	1,620	4,352
Inspector - Professional Application	715	686	378	353	345	353	2,830
Easement ROW - Individual Application	204	333	299	318	319	450	1,923
Inspector - Apprentice Application	105	82	36	45	39	55	362
Inspector - Real Estate Application	29	27	13	5	10	9	93
Easement ROW - Business Application	17	26	5	9	10	19	86
All shown types	30,922	29,033	24,452	22,706	20,165	20,766	148,044

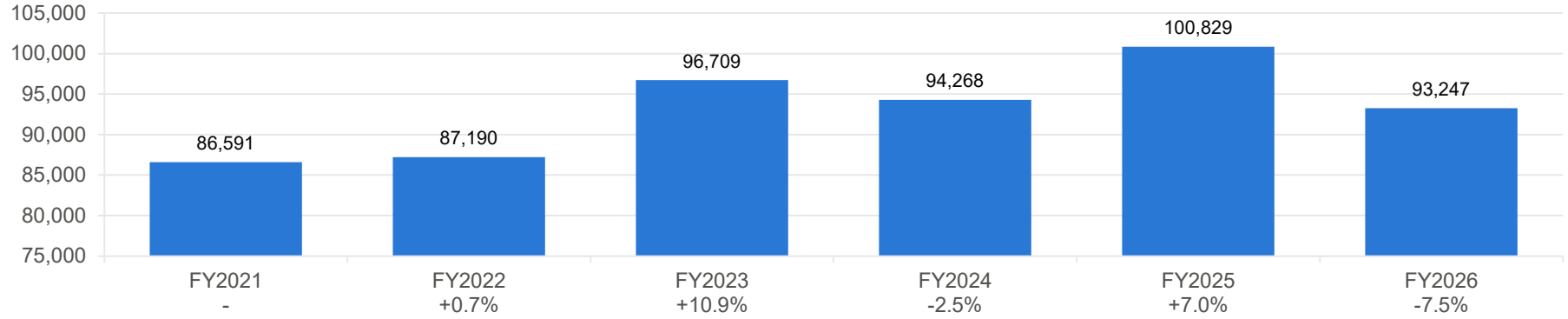
TREC Renewals Completed

Renewals completed per month



TREC Renewals Completed

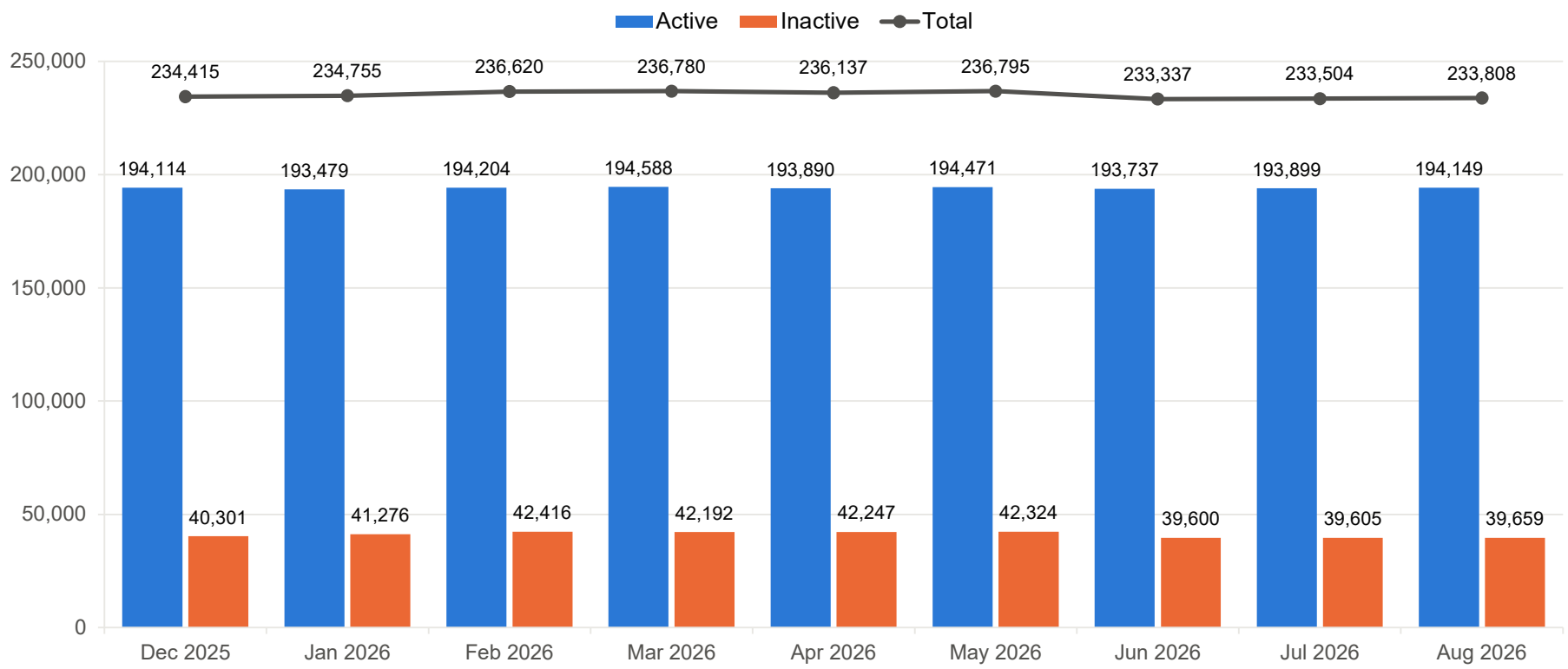
Renewals completed per fiscal year | Fiscal year totals by renewal type



Renewal type	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	Total
Real Estate - Sales Agent Renewal	62,534	63,843	72,180	70,452	75,312	70,085	414,406
Real Estate - Individual Broker Renewal	16,446	15,952	16,440	15,968	16,890	14,915	96,611
Real Estate - Business Broker Renewal	5,186	5,306	5,679	5,767	6,338	5,740	34,016
Inspector - Professional Renewal	1,712	1,513	1,921	1,638	1,793	1,553	10,130
Easement ROW - Individual Renewal	604	494	380	354	390	392	2,614
Real Estate - Business Entity Registration Recertification	0	0	0	0	0	477	477
Inspector - Real Estate Renewal	61	46	56	45	57	45	310
Inspector - Apprentice Renewal	31	19	31	25	31	25	162
Easement ROW - Business Renewal	17	17	22	19	18	15	108
All renewal types	86,591	87,190	96,709	94,268	100,829	93,247	558,834

TREC Active and Inactive Licenses

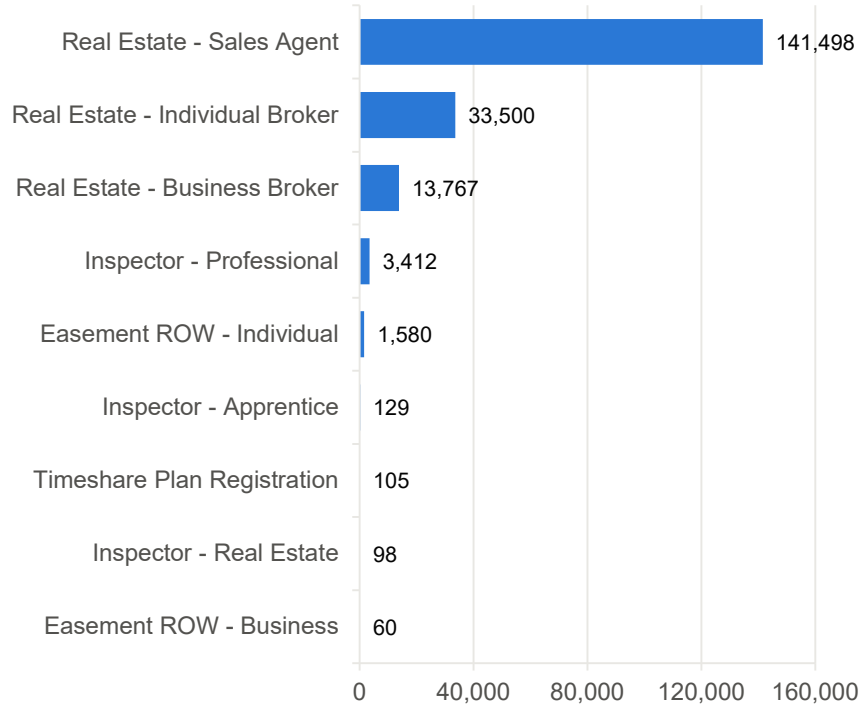
Active and inactive at each month-end



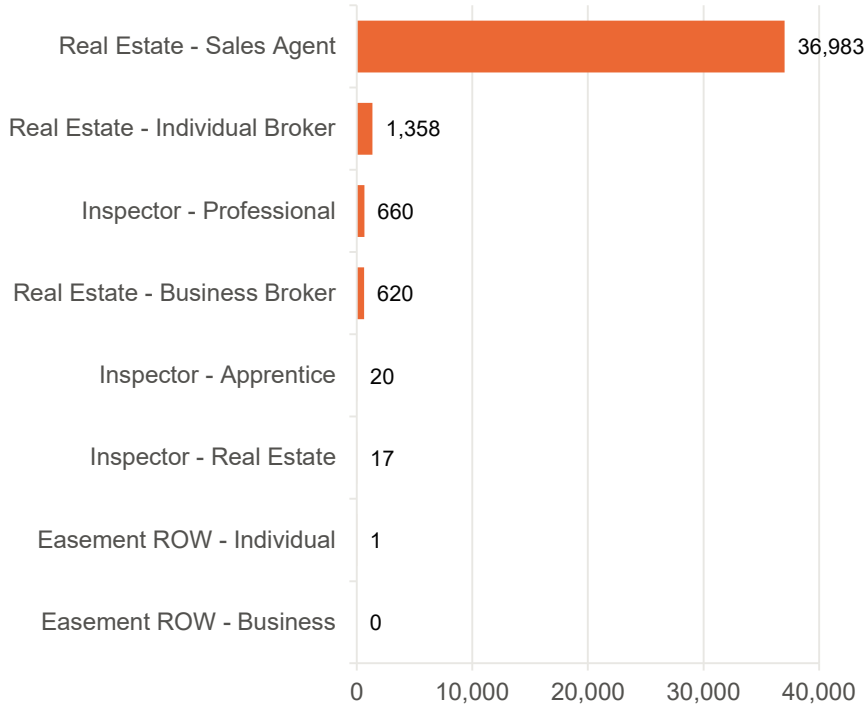
TREC Active and Inactive Licenses

Active by type and inactive by type, August 2026 month-end

Active by type

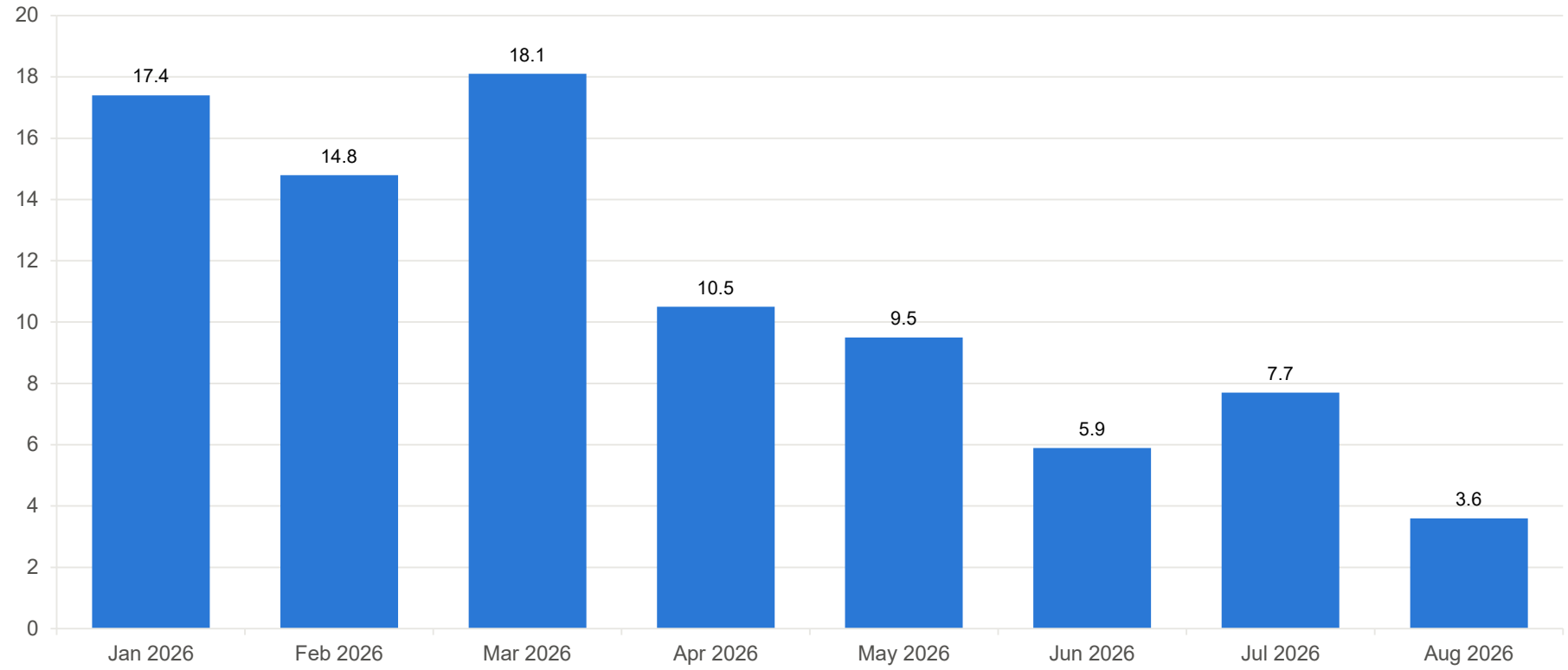


Inactive by type



TREC Application Processing Times

First stop by month Pending Exam was reached



TREC Application Processing Times

All milestones, by month Pending Exam was reached (average days)

Month reached Pending Exam	Submitted to first stop (next status, any)	Submitted to Pending Exam	Submitted to license issued	In Review	Documents Received	Additional Info Required	Pending Exam
Jan 2026	17.4	45.0	82.6	9.5	36.4*	11.3	21.7
Feb 2026	14.8	71.0	114.7	21.3	19.8	8.7	32.9
Mar 2026	18.1	49.4	101.0	22.5	22.6	7.0	42.7
Apr 2026	10.5	35.1	85.0	15.4	15.4	7.8	23.1
May 2026	9.5	32.1	75.2	19.5	12.6	8.9	19.9
Jun 2026	5.9	24.3	64.6	13.2	13.2	8.8	15.2
Jul 2026	7.7	21.5	55.1	9.2	9.1	8.2	10.5
Aug 2026	3.6	11.9	34.1	6.2	10.9	7.0	6.2

Enforcement Complaint Activity and Resolution Report

Data as of 8/31/2026

Complaint Activity by Type

	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	YTD
Opened During Month	**537**	**531**	**447**	**201**	**299**	**249**	**309**	**374**	**303**	**348**	**336**	**357**	**4291**
Applicant Background	0	0	0	16	1	4	42	33	34	50	31	31	242
Chargeback	0	0	0	0	0	0	0	0	0	0	0	0	0
Consumer Complaint	0	0	0	176	293	241	262	338	266	295	302	318	2491
Criminal Background	0	0	0	9	4	4	5	3	2	3	3	7	40
Recovery Fund	0	0	0	0	1	0	0	0	1	0	0	1	3
Staff Initiated Complaint	0	0	0	0	0	0	0	0	0	0	0	0	0
Not specified or other	537	531	447	0	0	0	0	0	0	0	0	0	1515

	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	YTD
Closed During Month	**463**	**562**	**475**	**224**	**198**	**248**	**212**	**293**	**313**	**303**	**308**	**336**	**3935**
Applicant Background	0	0	0	100	16	54	17	14	23	50	42	49	365
Chargeback	0	0	0	0	0	0	0	0	0	0	0	0	0
Consumer Complaint	0	0	0	95	178	188	192	274	283	249	263	285	2007
Criminal Background	0	0	0	29	4	5	3	5	7	3	3	2	61
Recovery Fund	0	0	0	0	0	1	0	0	0	1	0	0	2
Staff Initiated Complaint	0	0	0	0	0	0	0	0	0	0	0	0	0
Not specified or other	463	562	475	0	0	0	0	0	0	0	0	0	1500

Open at Beginning of Month	**1048**	**Opened During Month**	**357**	**Opened during Fiscal Year**	**4291**
Open at End of Month	**1069**	**Closed During Month**	**336**	**Closed during Fiscal Year**	**3935**

Enforcement Complaint Activity and Resolution Report

Data as of 8/31/2026

Investigative Activity by License Type

	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	YTD
Investigations Opened During Month	**359**	**291**	**241**	**76**	**224**	**197**	**323**	**320**	**308**	**291**	**334**	**301**	**3265**
Apprentice Inspector	0	1	0	0	0	0	0	0	0	0	0	0	1
Easement ROW - Business	0	0	0	0	0	0	0	0	0	0	0	0	0
Easement ROW - Individual	6	4	4	0	2	1	0	0	0	0	1	0	18
Professional Inspector	7	8	3	0	2	1	3	10	6	2	3	10	55
Provider - CE	0	0	0	0	0	0	0	0	0	0	0	0	0
Provider - QE	0	0	0	0	0	0	0	0	0	0	0	0	0
Provider - QE Exempt	0	0	0	0	0	0	0	0	0	0	0	0	0
Real Estate Business Broker	31	8	11	14	63	47	87	86	79	73	94	75	668
Real Estate Business Entity	0	2	2	7	0	0	0	0	0	0	0	0	11
Real Estate Individual Broker	99	75	45	29	87	75	122	119	114	117	117	100	1099
Real Estate Inspector	0	1	0	0	0	0	1	0	0	0	0	1	3
Real Estate Sales Agent	209	170	131	22	63	63	99	91	86	80	97	78	1189
Timeshare Plan	1	0	0	0	1	1	0	0	0	0	0	0	3
Unlicensed and Applicants	6	22	45	4	6	9	11	14	23	19	22	37	218

Enforcement Complaint Activity and Resolution Report

Data as of 8/31/2026

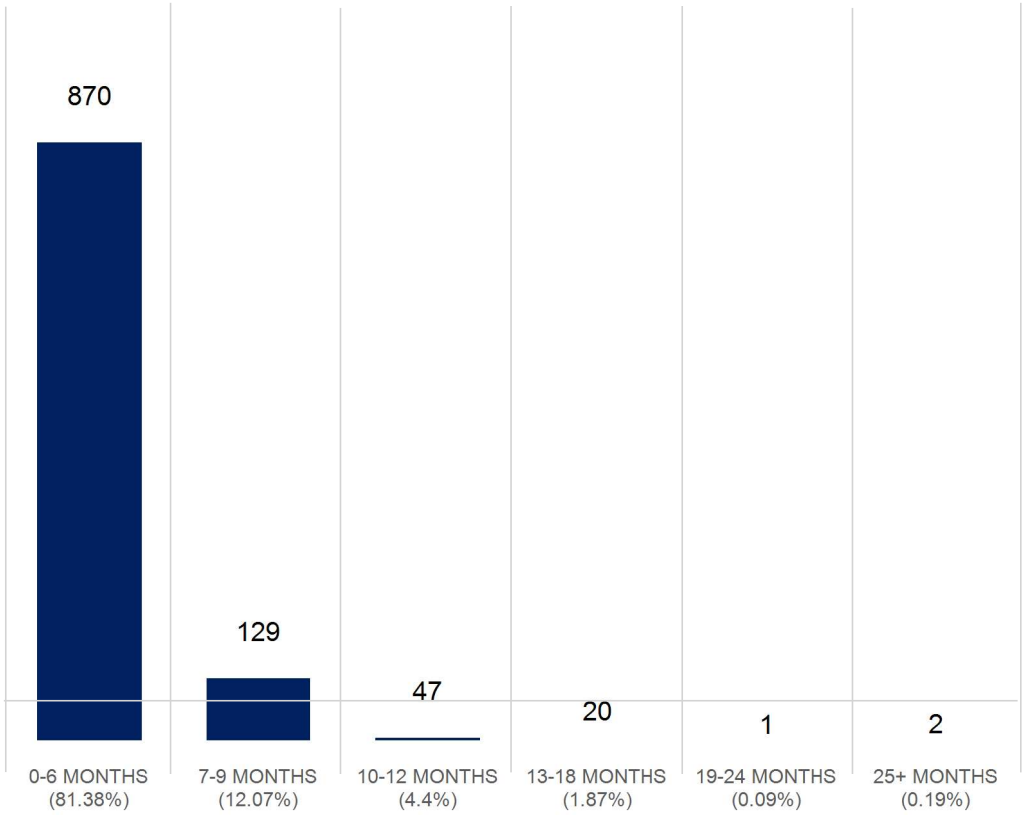
Complaint Outcomes Summary

	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	YTD
Outcome Summaries by Month	**0**	**0**	**0**	**100**	**178**	**214**	**188**	**265**	**280**	**286**	**288**	**300**	**2099**
Matter Settled	0	0	0	7	1	0	2	0	1	2	3	6	22
Matter Settled Advertising	0	0	0	1	0	1	0	1	0	0	2	2	7
Failure to go Forward	0	0	0	0	1	7	1	4	5	19	23	22	82
Complaint Withdrawn	0	0	0	1	4	5	2	7	3	11	14	10	57
No Violation	0	0	0	0	3	0	0	2	2	1	1	3	12
No Jurisdiction	0	0	0	30	125	104	123	162	182	162	131	148	1167
Insufficient Evidence	0	0	0	8	12	22	16	42	30	30	51	47	258
Advisory Letter	0	0	0	3	11	7	16	14	15	13	16	15	110
Application Determinations	0	0	0	2	3	41	17	9	19	28	21	27	167
Unlicensed Activity	0	0	0	1	0	0	0	1	1	0	0	1	4
Disciplinary Action	0	0	0	8	10	17	4	11	11	7	15	9	92
Other	0	0	0	39	8	10	7	12	11	13	11	10	121

TREC Enforcement Division

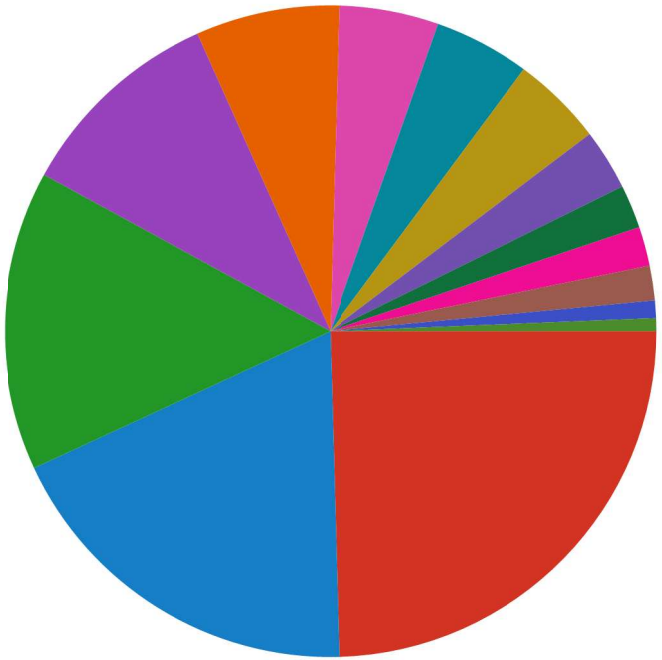
Open Case Aging Report

Data as of 8/31/2026



Open Cases Data	
1069	**Open Cases**

Complaint Subject Matter Report for 12/15/2025 to 8/31/2026



- Licensing Issues - Background - 114 (24.6%)
- Breach of Fiducary Duty - 86 (18.5%)
- Brokerage Activity - Other - 69 (14.9%)
- Broker Responsibility - 48 (10.3%)
- Leasing/Property Management – Other - 33 (7.1%)
- Advertising - 23 (5.0%)
- Investigative and Other Technical Issues - 22 (4.7%)
- Leasing/Property Management – Misappropriation - 21 (4.5%)
- Unlicensed Activity - 14 (3.0%)
- License Holder Acting as Principle - 10 (2.2%)
- Intermediary/IABS - 9 (1.9%)
- Improper Contract/Form Use - 8 (1.7%)
- Brokerage Activity - Misappropriation - 4 (0.9%)
- Rebate/Referral Issues - 3 (0.6%)
- Geographic Competency - 0 (0.0%)

Complaint Subject Categories by Month															
Subject Matter Categories	**Aug-25**	**Sep-25**	**Oct-25**	**Nov-25**	**Dec-25**	**Jan-26**	**Feb-26**	**Mar-26**	**Apr-26**	**May-26**	**Jun-26**	**Jul-26**	**Aug-26**	**Total**	**YTD**
Advertising	0	0	0	0	1	0	1	2	4	1	3	8	3	23	4.96%
Breach of Fiducary Duty	0	0	0	0	2	0	0	7	8	19	13	23	14	86	18.53%
Broker Responsibility	0	0	0	0	5	5	0	3	1	2	6	15	11	48	10.34%
Brokerage Activity - Misappropriation	0	0	0	0	0	0	0	0	1	2	0	1	0	4	0.86%
Brokerage Activity - Other	0	0	0	0	5	4	2	8	11	8	5	12	14	69	14.87%
Geographic Competency	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Improper Contract/Form Use	0	0	0	0	0	0	0	0	1	1	1	2	3	8	1.72%
Intermediary/IABS	0	0	0	0	0	1	1	1	0	1	1	3	1	9	1.94%
Investigative and Other Technical Issues	0	0	0	0	2	4	4	2	4	1	0	3	2	22	4.74%
Leasing/Property Management – Misappropriation	0	0	0	0	0	2	5	0	0	4	0	7	3	21	4.53%
Leasing/Property Management – Other	0	0	0	0	4	2	3	1	4	4	2	4	9	33	7.11%
License Holder Acting as Principle	0	0	0	0	1	0	3	0	1	2	2	0	1	10	2.16%
Licensing Issues - Background	0	0	0	0	11	5	38	7	6	8	11	12	16	114	24.57%
Rebate/Referral Issues	0	0	0	0	0	0	0	0	0	2	0	1	0	3	0.65%
Unlicensed Activity	0	0	0	0	1	0	3	1	1	2	2	3	1	14	3.02%
Total	**0**	**0**	**0**	**0**	**32**	**23**	**60**	**32**	**42**	**57**	**46**	**94**	**78**	**464**	

Information Technology Division

Electronic Information Outlet Statistics

August 2026

Website	Current Month	FYTD Total	Prior FYTD Total
Total Pages Viewed	1,411,133	17,374,689	18,582,741
Total Monthly Sessions	429,778	5,218,750	5,401,016

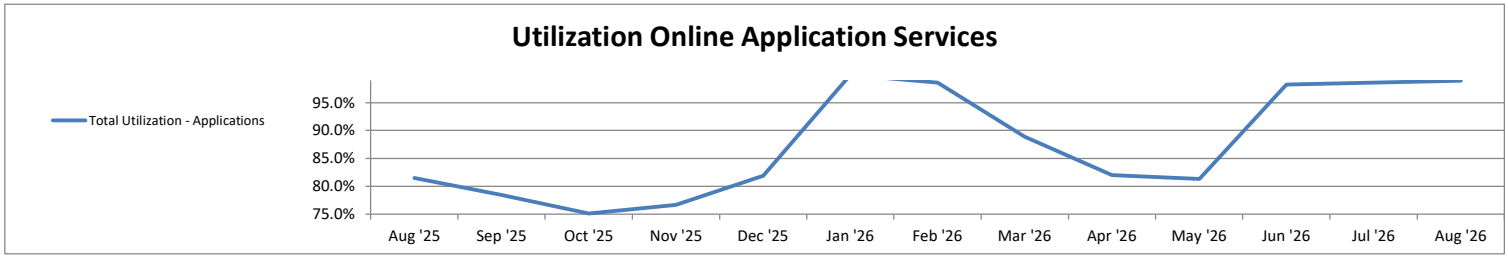
Online Transactions	Total	Online	Online Percent	FYTD Online Percent	Prior FYTD Percent
Applications	**1699**	**1681**	**98.9%**	**87.3%**	**78.5%**
Broker Application	66	65	98.5%	84.0%	82.2%
Sales Agent Application	1530	1513	98.9%	87.0%	77.3%
Broker Organization Application	103	103	100.0%	94.4%	93.0%
Professional Inspector Application	29	29	100.0%	81.3%	0.0%
Real Estate Inspector Application	3	3	100.0%	100.0%	0.0%
Apprentice Inspector Application	7	7	100.0%	97.4%	0.0%
Easement ROW Business Application	45	45	100.0%	95.0%	0.0%
Easement ROW Individual Application	2	2	100.0%	100.0%	0.0%
Business Entity Application	136	136	100.0%	99.2%	0.0%
Education Courses Applications	1	1	100.0%	97.3%	0.0%
Education Providers Applications	1	1	100.0%	100.0%	0.0%
Renewals	**8574**	**8526**	**99.4%**	**96.8%**	**98.3%**
Broker Renewals	136	1415	99.6%	97.1%	97.6%
Sales Agent Renewal	6485	6444	99.4%	98.8%	98.6%
Broker Organization Renewals	466	464	99.6%	96.7%	97.2%
Professional Inspector Renewals	166	166	100.0%	96.2%	97.4%
Real Estate Inspector Renewals	3	3	100.0%	95.7%	96.5%
Apprentice Inspector Renewals	5	5	100.0%	100.0%	87.9%
Easement ROW Business Renewals	0	0	N/A	100.0%	100.0%
Easement ROW Individual Renewals	29	29	100.0%	96.2%	97.9%
Business Entity	28	28	100.0%	99.8%	100.0%
Education Courses Renewals	134	134	100.0%	99.8%	0.0%
Education Providers Renewals	22	22	100.0%	100.0%	0.0%

Information & Technology Division

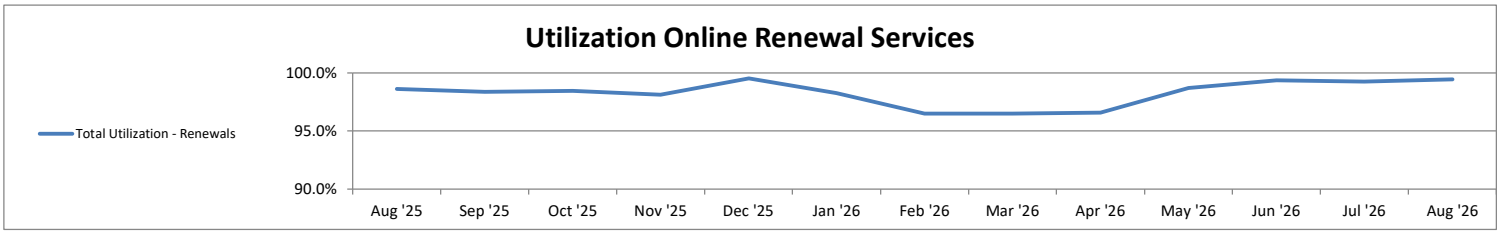
Electronic Information Outlet Statistics

August 2026

Applications	Aug '25	Sep '25	Oct '25	Nov '25	Dec '25	Jan '26	Feb '26	Mar '26	Apr '26	May '26	Jun '26	Jul '26	Aug '26
Broker Application	87.2%	85.3%	81.3%	85.0%	90.9%	100.0%	96.2%	92.6%	62.3%	61.7%	98.8%	100.0%	98.5%
Sales Agent Application	81.8%	77.1%	73.8%	75.2%	80.9%	100.0%	99.5%	88.0%	82.4%	82.0%	98.1%	98.6%	98.9%
Broker Organization Applications	60.0%	89.8%	88.2%	88.7%	83.3%	100.0%	84.2%	96.7%	96.5%	90.8%	100.0%	98.4%	100.0%
Total Utilization - Applications	**81.5%**	**78.4%**	**75.1%**	**76.6%**	**81.9%**	**100.0%**	**98.6%**	**88.9%**	**82.0%**	**81.3%**	**98.3%**	**98.6%**	**98.9%**



Renewals	Aug '25	Sep '25	Oct '25	Nov '25	Dec '25	Jan '26	Feb '26	Mar '26	Apr '26	May '26	Jun '26	Jul '26	Aug '26
Broker Renewals	97.9%	97.5%	97.9%	97.4%	99.2%	98.8%	99.5%	80.7%	98.8%	99.2%	99.6%	99.3%	99.6%
Sales Agent Renewal	99.1%	98.7%	98.6%	98.4%	99.6%	99.0%	98.4%	99.9%	96.8%	98.6%	99.3%	99.2%	99.4%
Broker Organization Renewal	95.6%	97.0%	98.0%	96.3%	100.0%	79.8%	90.3%	96.3%	91.3%	98.5%	100.0%	99.6%	99.6%
Professional Inspector Renewals	93.6%	96.8%	98.4%	97.8%	100.0%	78.9%	94.3%	94.4%	88.5%	96.5%	99.5%	100.0%	100.0%
Real Estate Inspector Renewals	80.0%	100.0%	100.0%	66.7%	N/A	N/A	100.0%	N/A	100.0%	100.0%	85.7%	100.0%	100.0%
Apprentice Inspector Renewals	100.0%	100.0%	100.0%	N/A	N/A	100.0%	100.0%	N/A	100.0%	100.0%	100.0%	100.0%	100.0%
Easement ROW Business Renewals	50.0%	100.0%	100.0%	100.0%	N/A	N/A	N/A	100.0%	100.0%	100.0%	100.0%	100.0%	N/A
Easement ROW Individual Renewals	96.3%	97.6%	97.1%	100.0%	100.0%	81.8%	97.0%	97.6%	100.0%	100.0%	97.6%	100.0%	100.0%
Total Utilization - Renewals	**98.6%**	**98.4%**	**98.4%**	**98.1%**	**99.5%**	**98.2%**	**96.5%**	**96.5%**	**96.6%**	**98.7%**	**99.4%**	**99.2%**	**99.4%**



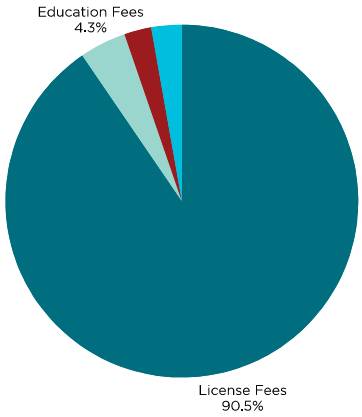
EXECUTIVE FINANCIAL REPORT

AUGUST 2026

Total Revenue (YTD)	Total Expenses (YTD)	Gain/Loss
$13,045,283	**$18,620,253**	**($5,574,970)**

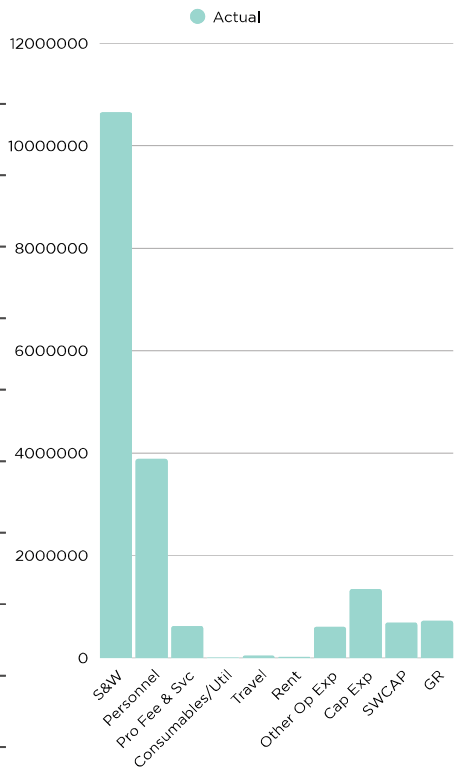
Income Report

Source	Budgeted	Actual	Difference
License Fees	12,071,093	11,801,600	269,493
Education Fees	469,225	556,591	(87,366)
Examination Fees	365,070	323,504	41,566
Other Misc Revenue	354,953	363,588	(8,635)
Total Income	**$13,260,341**	**$13,045,283**	**$215,058**



Expenses Report

Source	Budgeted	Actual	Difference
Salaries & Wages	11,272,749	10,656,131	616,618
Other Personnel Costs	3,953,467	3,887,320	498,234
Professional Fees & Svcs	1,121,505	623,271	498,234
Consumables/Utilities	14,112	9,546	4,566
Travel	87,500	45,289	42,211
Rent (Buildings/Equip)	127,017	23,590	103,427
Other Operating Expenses	874,475	608,754	265,721
Capital Expenditures	1,748,617	1,346,073	402,544
SWCAP	419,164	692,780	(273,616)
Annual GR Payment	727,500	727,500	0
Total Expenses	**$20,346,106**	**$18,620,253**	**$1,725,853**



EXECUTIVE FINANCIAL REPORT

AUGUST 2026

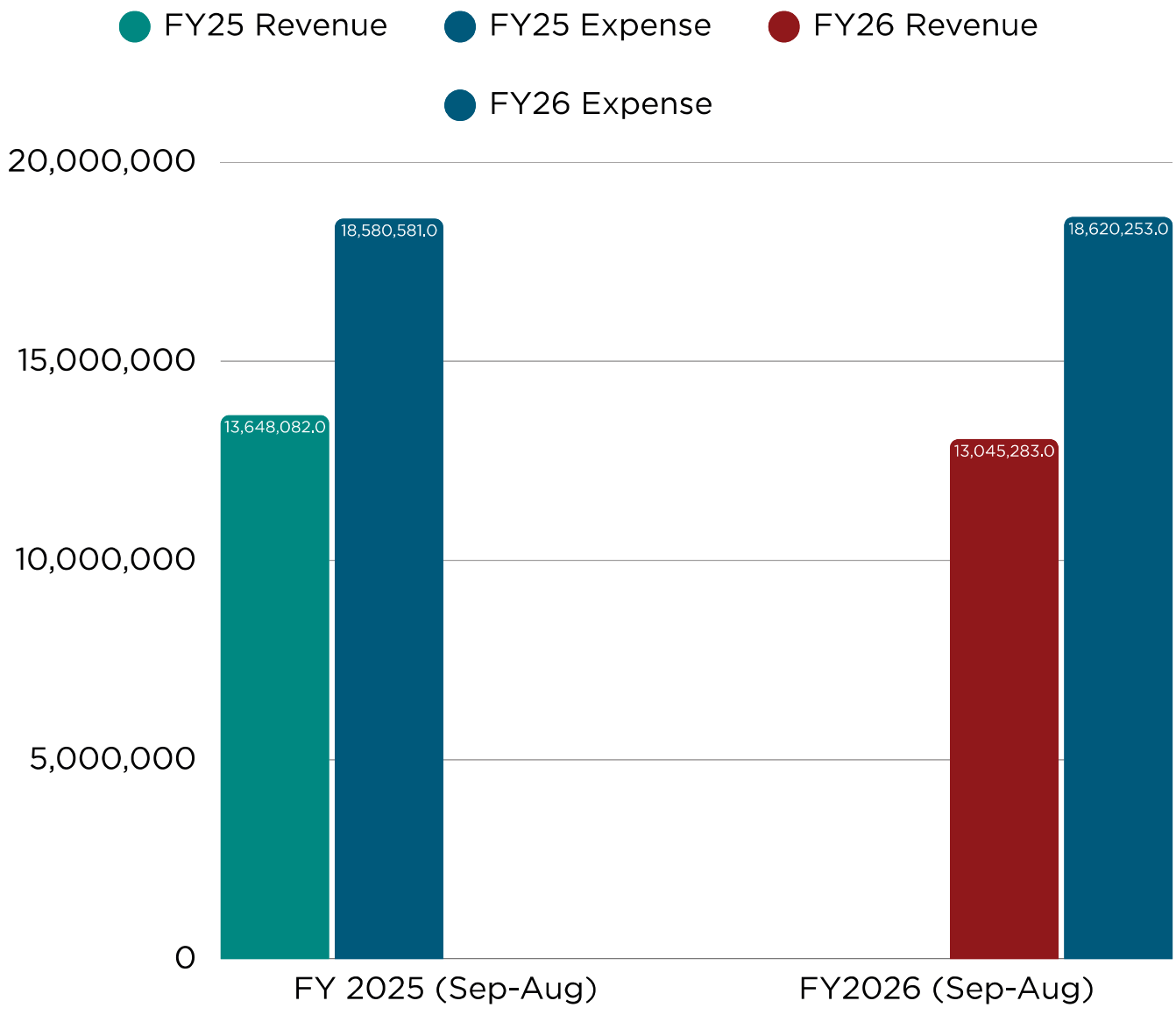
Notes

- Our ending revenue collection is at 98.4% for FY26. We were $215,058 (1.6%) away from our target revenue collection.
- Our ending expenses were also below target, with 91.5% of budgeted expenses recorded for a total of $18,620,253.
- Our expenses exceed our revenue; we ended with an operational deficit of -$5.5M

EXECUTIVE FINANCIAL REPORT

AUGUST 2026

Revenue & Expense Totals Year Over Year



EXECUTIVE FINANCIAL REPORT

AUGUST 2026

Regulatory Applications Modernization Project Budget					
Total Project Costs	**Amount (in $)**	**Details of the Project**	**Regulatory Applications**		
Total Budgeted Expenditures	5,574,497.53	Name of the Compar	Various		
Total Actual Expenditures	4,732,172.53	Project Name or ID	RAMP		
Total Remaining	842,325.00	Project Lead	T. Watson	J. Clark	
		Start/End Date	4/19/2021	8/31/2028	

No.	Particulars	LBB Category	Contract/Purchase Order	Budgeted Expenditures (in $)	Actual Expenditures (in $)	Variance (in $)
	FY 2021					
(A)	**FY 2021**			**134,500.00**	**134,500.00**	-
	FY2022					
(B)	**FY 2022**			**107,500.00**	**107,500.00**	-
	FY2023					
(C)	**FY2023**			**3,140,587.00**	**660,378.75**	**2,480,208.25**
	FY2024					
(D)	**FY2024**			**377,650.37**	**671,152.62**	**(293,502.25)**
	FY2025					
(E)	**FY2025**			**708,225.00**	**1,678,568.00**	**(970,343.00)**
	FY2026					
	Implementation Services-continuation	5000 Capitalized Expenses	PO 23-0075, Accela COBJ: 7390 PCA 43803 Period of Performance 12/30/2022-08/31/2025	-	931,363.00	(931,363.00)
	Y4 Accela SaaS Production Costs	5000 Capitalized Expenses	PO 26-0075 Estimated Period of Performance 09/01/25-08/31/26	354,300.00	354,300.00	-
	Implementation Services-Change Order 4	5000 Capitalized Expenses	PO 23-0075, Accela COBJ: 7390 PCA 43803 Period of Performance 12/30/2022-08/31/2026	45,000.00	45,000.00	-
	Implementation Services-Change Order 5	5000 Capitalized Expenses	PO 23-0075, Accela COBJ: 7390 PCA 43803 Period of Performance 12/30/2022-08/31/2026	15,410.16	15,410.16	-
	Independent Verification & Validation Services	2001 Professional Fees & Svcs	PO26-0110(partial grant funding)	134,000.00	134,000.00	-
	Contingency Fund Remaining			55,325.00	-	55,325.00
(F)	**FY2026**			**604,035.16**	**1,480,073.16**	**(876,038.00)**
	FY2027					-
	Y5 Accela SaaS Production Costs	5000 Capitalized Expenses	Estimated Period of Performance 09/01/25-08/31/26	502,000.00	-	502,000.00
(G)	**FY2027**			**502,000.00**	-	**502,000.00**
(H)	**Total Of Proje (A -G)**			**5,574,497.53**	**4,732,172.53**	**842,325.00**

- The initial implementation contract has $285,000 remaining to be paid for the remaining deliverables.
- $244,675 in contingency funding has been expended to fund change orders and IV&V services. $55,325 remains available in contingency funding for this project.
- Projected FY27 costs are based off of the pricing workbook within the contract for Y5-SaaS production costs.

MONTHLY INVESTMENT REPORT
AS OF
AUGUST 31, 2026

The following report is submitted in accordance with the Public Funds Investment Act (Chapter 2256.023) in order that the governing body of the Texas Real Estate Commission is fully informed of the position and activity within the agency's portfolio of investments.

The Chief Financial Officer, Accounting Manager, and Budget Analyst have been designated by the Executive Director as the agency's investment officers and make funds movement and allocation decisions. The appropriate investment vehicle used is determined by safety needs, liquidity requirements, financial return, and Texas Comptroller policy. The TREC Operating and special purpose funds (Recovery Fund Accounts) are invested in overnight repurchase agreements and U.S. Treasury Notes.

The agency's portfolio is managed in full compliance with the Public Funds Investment Act, the investment policy and strategy of the agency, and under the safety parameters as set by the Commission.

Ranada Williams
Chief Financial Officer

Melissa Huerta
Accounting Manager

Kemya Dean
Budget Analyst

MONTHLY INVESTMENT REPORT AS OF AUGUST 31, 2026

Financial Services Division

Texas Real Estate Commission Operating Account No. 3055 Investments Holdings Report

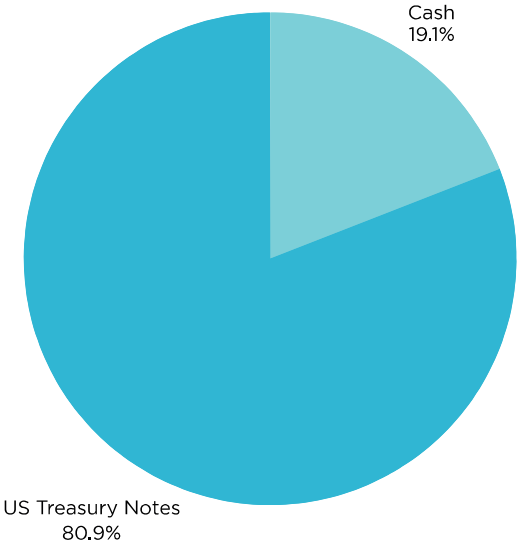
For the Month of August 2026

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
12/15/2025	991,000.00	999,090.59	992,858.13	(406.47)	992,451.66	9,239.86	U.S. T-Notes, 4.375%	12/15/2026
03/16/2026	298,000.00	299,745.59	298,471.44	5.82	298,477.26	5,850.68	U.S. T-Notes, 4.25%	03/15/2027
06/15/2026	2,979,000.00	2,999,131.52	2,991,625.84	(1,861.88)	2,989,763.96	29,362.68	U.S. T-Notes, 4.625%	06/15/2027
Totals	$ 4,268,000.00	$ 4,297,967.70	$ 4,282,955.41	$ (2,262.53)	$ 4,280,692.88	$ 44,453.22		

Monthly Activity

	Beginning Balance	Current Month	Cumulative Totals
Beginning Cash Available Balance 08/01/2026	$ 1,009,023.97		**1,009,023.97**
Current Month Receipts		$ 2,010,932.74	**2,010,932.74**
Current Month Disbursements		$ (1,200,032.29)	**(1,200,032.29)**

Total Cash	**$ 1,819,924.42**
Investment Ending Market Value	**4,280,692.88**
Total Account Balance	**6,100,617.30**
Operating Reserves	**(4,904,652.00)**
Ending Balance Available for Operations 08/31/2026	**$ 1,195,965.30**



MONTHLY INVESTMENT REPORT AS OF AUGUST 31, 2026

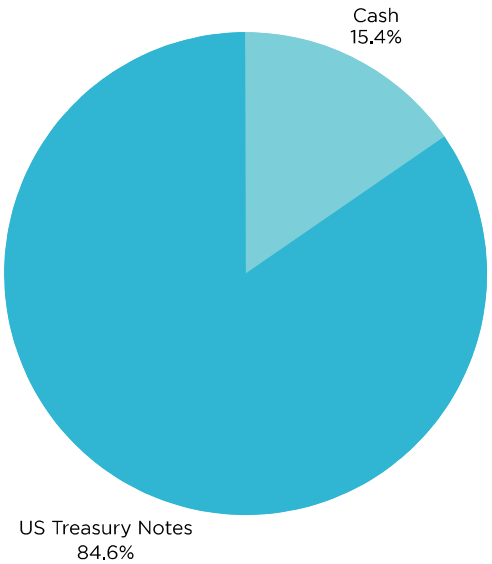
Financial Services Division

Real Estate Recovery Trust Account No. 3058 Investments Holdings Report

For the Month of August 2026

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
09/15/2025	1,372,000.00	1,384,272.97	1,373,393.44	(964.69)	1,372,428.75	29,313.45	U.S. T-Notes, 4.625	09/15/2026
12/15/2025	1,140,000.00	1,149,307.03	1,142,137.50	(467.58)	1,141,669.92	10,623.10	U.S. T-Notes, 4.375	12/15/2026
03/16/2026	675,000.00	678,953.94	676,067.87	13.18	676,081.05	13,252.38	U.S. T-Notes, 4.25	03/15/2027
06/15/2026	943,000.00	949,335.78	946,996.70	(589.38)	946,407.32	9,294.73	U.S. T-Notes, 4.625	06/15/2027
Totals	$ 4,130,000.00	$ 4,161,869.72	$ 4,138,595.51	$ (1,432.27)	$ 4,136,587.04	$ 62,483.66		

	Beginning Balance	Monthly Activity Current Month	Cumulative Totals
Beginning Cash Balance 08/01/2026:	683,395.54		**683,395.54**
Receipts:			
Licensees' Remittances to Recovery Fund		$ 39,821.34	
Interest Realized		2,204.33	
Repayments to Recovery Fund (Principal and Interest)		4,700.00	
Administrative Penalties		22,611.22	
Investments Matured		0.00	
Prior Month Correction		0.00	
Return to Trust		0.00	
Total Received	$	$ **69,336.89**	$ **69,336.89**
Disbursements:			
Investments Purchased		$ 0.00	
Accrued Interest Purchased		0.00	
Disbursement to Treasury (GR)		0.00	
Payments from Recovery Fund		0.00	
Administrative Costs		177.20	
Total Disbursed		$ **177.20**	**(177.20)**
Ending Cash Balance			**752,555.23**
Investment Ending Market Value			**4,136,587.04**
Total Account Balance			**4,889,142.27**
Treasury Cash Balance			**0.00**
Reserved for Potential Payments Within 90 Days			**(448,500.00)**
Ending Account Balance 08/31/2026			$ **4,440,642.27**



MONTHLY INVESTMENT REPORT AS OF AUGUST 31, 2026

Financial Services Division

Real Estate Inspection Recovery Fund No. 0889 (3059)

For the Month of August 2026

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
12/15/2025	430,000.00	433,510.55	430,806.25	(176.37)	430,629.88	4,009.22	U.S. T-Notes 4.375%	12/15/2026
Totals	$ 430,000.00	$ 433,510.55	$ 430,806.25	$ (176.37)	$ 430,629.88	$ 4,009.22		

Monthly Activity

	Beginning Balance	Current Month	Cumulative Totals
Beginning Cash Balance 08/01/2026	$ 75,670.54	$	$ 75,670.54
Receipts:			
Licensees' Remittances to Recovery Fund		$ 0.00	
Interest Realized (includes accruals)		235.67	
Treasury Note Semi-Annual Interest		0.00	
Repayments		100.00	
Administrative Penalties		0.00	
Investments Matured		0.00	
Total Received in Current Month			$ 335.67
Disbursements:			
Investments Purchased		$ 0.00	
Payments from Recovery Fund		0.00	
Administrative Costs		27.28	
Total Disbursed in Current Month			$ (27.28)
Ending Cash Balance			$ 75,978.93
Investment Ending Market Value			$430,629.88
Total Account Balance			$506,608.81
Treasury Cash Balance			$0.00
Reserved for Potential Payment within 90 Days			$0.00
Ending Account Balance 08/31/2026			$ $506,608.81

Payment History

Fiscal Year	Number of Payments	Total Payments
1991 - 2011	47	$ 336,084.95
2012	2	25,000.00
2013	1	12,500.00
2014	0	0.00
2015	0	0.00
2016	1	2,275.23
2017	2	25,000.00
2018	0	0.00
2019	0	0.00
2020	0	0.00
2020	0	0.00
2021	0	0.00
2022	0	0.00
2023	0	0.00
2024	0	0.00
2025	1	12,500.00
2026	0	0.00
Total	**54**	**$ 413,360.18**