

# TEXAS LAND TITLE ASSOCIATION

# 2021 LEGISLATIVE REPORT



**AARON DAY**  
TLTA Director of  
Government Affairs and Counsel

## Long-Term Planning, Partnering With Allies, Respecting the Legislative Process and Strengthening Long-Term Relationships With Legislators Among Fundamentals That Produced Title Industry Successes During the 87th Regular Legislative Session

The 87th Session of the Texas Legislature adjourned Sine Die Monday, May 31, and our industry once again walked away from the Capitol with 100% passage of our affirmative legislative agenda, some crucial defensive wins, and stronger relationships with the lawmakers and allied industry partners on whom we rely to help keep our state's real estate economy humming.

The bills TLTA worked to pass during the 87th Legislative Session were approved by [TLTA's Board of Directors](#) as recommended by our [Legislative Committee](#), which is chaired by Steve Streiff. And, our association's positions on other bills of interest were reviewed and decided by the same group of dedicated industry volunteers.

This session we once again pursued and achieved passage of our association's entire affirmative legislative agenda, including the **Quitclaim Bill, SB 885**. This important legislation provides a statute of limitations for quitclaims in the chain of title, which will foster certainty regarding status of ownership of real property.

Also on our association's affirmative agenda this session was the **Homestead Certainty Bill, HB 3115**, which was also approved by Texas legislators and will be effective Sept. 1, 2021. The passage of this important industry priority provides certainty in transactions involving homestead properties when a judgment lien exists.

This was a uniquely challenging session for lawmakers and stakeholders alike, and passage of 100% of the bills on TLTA's affirmative agenda is worthy of celebration. The COVID pandemic strained legislative relationships and processes alike throughout the 87th Session, and when the final gavel fell, 85% of all bills filed were dead.

In addition to our affirmative agenda, we put our legislative team's relationships and institutional knowledge to work on a number of legislative initiatives that deserved our industry's attention, including [SB 30](#), which as originally drafted would have required redaction of public records for discriminatory provisions of a deed. However, after working with TLTA, the bill was reformed

to create a process for a deed modification that would remove the discriminatory language from the deed without redaction of the real property records.

Our ongoing, multi-session work with building trades groups on the mechanics lien reform bill finally produced fruit this session. This comprehensive bill adjusts timetables to allow a subcontractor to perfect their liens with more clarity and certainty, and TLTA offered perfecting amendments to the bill that were accepted and adopted on this bill's path to passage. This new law will be effective January 1, 2022.

“This was a uniquely challenging session for lawmakers and stakeholders alike, and passage of 100% of the bills on TLTA's affirmative agenda is worthy of celebration. The COVID pandemic strained legislative relationships and processes alike throughout the 87th Session, and when the final gavel fell, 85% of all bills filed were dead.



While working with lawmakers and allied stakeholders to pass bills is among our legislative team's largest lifts during any legislative session, our defensive efforts are just as important and this session was no different.

Proposed policy changes that would have undone years of hard work on Remote Online Notarization (RON) and electronic recording were opposed and defeated this session (see HBs 947-949 below). As was a new, one-size-fits-all photo ID requirement at the county clerk's office that failed to accommodate some marketplace realities (see HB 2414). HB 2825, which would have involved title and settlement agents in a homeland security initiative that would have upset our industry's role as a neutral, third-party, was also defeated. The defeat of HB 3308, which would have established the very problematic residential PACE lending program in Texas, was also among our important defensive victories this session.

Celebration of all TLTA's successes this session should begin with thanks for the lawmakers who share our industry's commitment to protecting Texans' property rights and bolstering our state's robust real estate marketplace. These elected officials further the good public policies we support, and we are grateful for their hard work, sacrifices and commitment to the State of Texas.


But there's more at play here than the good work of the lawmakers in Austin. Investments made by our industry long before the session commenced—including the development of our grassroots network and continued support for TLTA PAC—continued to pay huge dividends inside the Texas Capitol this year. Also deserving of gratitude for this session's victories are our Board of Directors, TLTA PAC Board of Trustees, Legislative and Regulatory Committee members, and other tireless industry volunteers who provide the subject matter expertise and maintain the lines of communication that serve as the foundation for all our successes in the legislative and regulatory arenas.


Please be aware that the Texas Legislature is currently navigating the 1st Called Session of the 87th Texas Legislature, and more special sessions are expected in the weeks and months ahead as lawmakers work on redistricting, which occurs after every census, and other special issues called by Gov. Greg Abbott. While the issues important to our industry are not currently in play during these special sessions, we remain watchful and will alert you if there are legislative developments during the special sessions of which you should be aware.

— Aaron Day

# 87th Regular Session Legislation of Interest to Title and Settlement Professionals

In the following sections, a check mark indicates the bill was passed by the Texas Legislature and an x indicates a bill failed to pass. Additionally, you will find on some items the notation "TLTA Supported" to indicate that TLTA's Board of Directors adopted a support position on that bill. Likewise, you will find the notations "TLTA Opposed" and "TLTA Neutral" where appropriate. If no TLTA position is listed, none was taken by our board. You can click on a bill to take a closer look at the bill's history, including text, amendments, committee action and more.

A  indicates the bill has passed and will become law on the noted effective date.

An  indicates the bill did not pass. To view more about each bill, click on the bill number. To read the text of the bill, click on the bill number and then select the "text" tab.

## Priority Bills Passed

The following are the TLTA proactive agenda items developed by our Legislative Committee and approved by our Board of Directors. We are grateful for the legislators who passed these important industry priorities, and we are proud of TLTA's legislative team, including our committed team of Local Legislative Liaisons, who helped us achieve 100% legislative passage of our proactive agenda for the second legislative session in a row. Great work, all.



### Quitclaim Bill

#### **SB 885**

*by Sen. Bryan Hughes, Rep. Brooks Landgraf*

Provides a statute of limitations for a quit claim in Texas, allowing for BFP status to subsequent purchasers after a certain period of time.

*TLTA SUPPORTED  
EFFECTIVE SEPT. 1, 2021*



### Homestead Certainty Bill

#### **HB 3115**

*by Rep. Hugh Shine, Sen. Dawn Buckingham*

Sets forth a period which all parties can rely on a homestead affidavit in determining whether or not a given piece of real property is subject to a general judgement lien.

*TLTA SUPPORTED  
EFFECTIVE SEPT. 1, 2021*

## New Laws That Could Impact Your Business

While the following bills were not among our legislative priorities this session, nor did our association take a formal position on these issues, there were changes made this session that could impact your on-the-ground operations:



### **HB 1543 by Parker**

Places the same statutory obligations on parties to home sales in PIDs as those required for home sales in MUDs. The bill also imposes the same penalties on the seller in a PID as those applicable to MUDs.

*EFFECTIVE SEPT. 1, 2021*



### **SB 43 by Zaffirini HB 216 by Ortega**

Comprehensive wrap mortgage loan reform. Will make "wraps" more difficult to perform. The bill also lowers the de minimis exception from licensing as a mortgagor under the Texas Safe Act from 5 or less to 3 or less transactions in a year.

*EFFECTIVE JAN. 1, 2022*



### **HB 2237 by Burrows, et al**

Mechanics lien reform bill that addresses a multi-session conversation between building trades members including the title industry and the subcontractors. This comprehensive bill adjusts timetables to allow a subcontractor to perfect their liens with more clarity and certainty. TLTA did bring perfecting amendments to the bill that were accepted and adopted.

*EFFECTIVE JAN. 1, 2022*



**SB 1588 by Hughes HB3367 by Turner (Chris)**

Creates a \$375 cap on what a POA can charge for Resale Certificates and provides a \$75 cap on what can be charged for an update to the Resale Certificate. Shortens the turnaround time for a Resale Certificate Request from 7 days to 5 and increases the damages for failure to timely deliver from \$500 to \$5000. The bill makes several other changes to the rights and duties of property owners associations, including provisions related to recording of management certificates.

*EFFECTIVE SEPT. 1, 2021 (EXCEPT SECTION 209.004 B-1 WHICH BECOMES EFFECTIVE ON DEC. 1, 2021.*



**SB 45 by Zaffirini**

Amends the Labor Code to establish that an employer commits an unlawful employment practice if sexual harassment of an employee occurs and the employer or the employer’s agents or supervisors know or should have known that the conduct constituting sexual harassment was occurring and fail to take immediate and appropriate corrective action. The bill provides an extensive definition of “sexual harassment” and defines “employer,” for the purposes of this unlawful employment practice, as a person who employs one or more employees or acts directly in the interests of an employer in relation to an employee. Note, this applies to ALL employers whereas, the Equal Employment Opportunity Act, which also addresses sexual harassment, only applies if there are 15 or more employees.

*EFFECTIVE SEPT. 1, 2021*



**SB 1072 by Hinojosa**

Allows for additional coordinate systems to be used in Texas surveys.

*EFFECTIVE SEPT. 1, 2021*



**HB 1514 by Landgraf**

Addresses several issues including allowing the holder of property valued more than \$250 that was presumed abandoned to send notice to the last known address of the property owner by 60 days before the property was delivered to the comptroller rather than the following May 1. The holder can now send the notice by email.

*EFFECTIVE MAY 18, 2021*



**HB 1576 by Parker, et al**

Creates a workgroup on blockchain matters. The work group will be composed of members of the house, senate and 2 members representing higher education appointed by the Governor, 1 ex-officio member representing the Sec. of State appointed by the Governor, 10 public members- 5 appointed by the Speaker, and 5 appointed by the Lt. Governor. The workgroup will be tasked with developing a master plan for the expansion of the blockchain industry in Texas and recommending policies and state investments in connection with blockchain technology.

*EFFECTIVE SEPT. 1, 2021*




**HB 1156 by Thierry, et al**

Amends the Penal Code to create the offense of financial abuse of an elderly individual for a person who knowingly engaging in the wrongful taking, appropriation, obtaining, retention, or use of money or other property of an elderly person or for a person who knowingly assists in such conduct, by any means, including by exerting undue influence and by financial exploitation. The bill establishes penalties for the offense ranging from a Class B misdemeanor to a first-degree felony depending on the value of the property. If the conduct constituting the offense also constitutes another Penal Code offense, the actor may be prosecuted for either or both offenses.


*EFFECTIVE SEPT. 1, 2021*

# Other Legislation of Interest


## Remote Online Notary and Electronic Recording

 **[HB 947](#) by Sherman, Sr.**  
Would have prohibited electronic recording of documents conveying interest in real property.

*TLTA OPPOSED*


 **[HB 948](#) by Sherman, Sr.**  
Would have required all notarizations of documents conveying real property have a special seal which leaves a physical indent in the paper and required for each page. County Clerks would not be allowed to accept any nonconforming document and any conveyance document could not accept any such document electronically.

*TLTA OPPOSED*

 **[SB 949](#) by Sherman, Sr.**  
Would have prohibited electronic recording of documents conveying interest in real property.

*TLTA OPPOSED*

## Ad Valorem Taxes


 **[SB 725](#) by Schwerter, et al**  
Exempts condemned agricultural property from rollback taxes.

*EFFECTIVE SEPT. 1, 2021*


 **[HB 2730](#) by Deshotel**  
Adds additional requirements and procedures for the condemning entity in an eminent domain case.

*EFFECTIVE SEPT. 1, 2021*

## Privacy


 **[HB 3746](#) by Capriglione**  
Businesses that are currently required to report to the Attorney General information about a data breach will now have to include more information about the breach including the number of residents who have received a letter or Communication about the breach. The bill also directs the AG's office to post certain information about the breach on their website.

*EFFECTIVE SEPT. 1, 2021*

 **[SB 56](#) by Zaffirini**  
Personal information about a current or former federal prosecutor can now be restricted from public information along with other currently protected parties in areas not dealing with land records.


*EFFECTIVE JUNE 14, 2021*

## Public Records

 **[SB 30](#) by West**  
Originally would require redaction of public records for discriminatory provisions of a deed after a form is filed by a grantee and determined by a county clerk to be unlawful. However, after working with TLTA, the bill was reformed to create a process for a deed modification that would remove the discriminatory language from the deed without redaction of the real property records. The bill further requires a judge to make the legal determination rather than the county clerk.

*TLTA SUPPORTED*

*EFFECTIVE SEPT. 1, 2021*

 **[HB 2414](#) by Davis**  
Would have required photo ID to be presented and copied from a person filing in the real property records for each filing in every county in the state including counties which do not provide for electronic recording. Failure to provide the ID would prohibit the clerk from accepting the documents.

*TLTA OPPOSED*



**HB 485 by Wu, et al**

Would require redaction of public records for unconstitutional provisions of a deed when brought by a grantee and determined by a judge.

*TLTA NEUTRAL*



**HB 1202 by Jetton**

Would allow and sets forth a process for a property owner’s association to remove discriminatory language from a dedicatory instrument.

*TLTA NEUTRAL*



**HB 1483 by Johnson**

Would require redaction of public records for unconstitutional provisions of a deed when brought by a grantee and determined by a judge.

*TLTA NEUTRAL*



**HB 2591 by Leach**

Would require redaction of public records for unconstitutional provisions of a deed when brought by a grantee and determined by a judge.

*TLTA NEUTRAL*



**HB 4255 by Morales Shaw**

Would require redaction of public records for discriminatory provisions of a deed with after a form filed by a grantee and determined by a county clerk to be unlawful.

*TLTA NEUTRAL*



**HB 214 by Whitmire**

Would require redaction of public records for unconstitutional provisions of a deed when brought by a grantee and determined by a judge.

*TLTA NEUTRAL*



**HB 222 by Hughes**

Would require redaction of public records for discriminatory provisions of a deed after a form is filed by a grantee and determined by a county clerk to be unlawful.

*TLTA NEUTRAL*



**HB 602 by Kolkorst**

Would allow and sets forth a process for a property owner’s association to remove discriminatory language from a dedicatory instrument.

*TLTA NEUTRAL*



**SB 754 by Miles**

Would allow and sets forth a process for a property owner’s association to remove discriminatory language from a dedicatory instrument.

*TLTA NEUTRAL*



**SB 16 by Nelson, et al**

A “conversation starter” bill that would have among other things potentially negatively impacted necessary information in the real property records. TLTA communicated concerns about the bill.



**HB 3458 by White**

Would have allowed for the expunging of federal tax liens from real property records. TLTA has traditionally opposed this bill. After communicating our concerns the bill was no longer pursued by the bill author.



**HB 2131 by Ellzey**

Relating to the retention of instruments recorded in property records of a county. Although TLTA took no official position on this bill. Concerns were raised about this potentially limiting the length of time land records are retained and the potential impact on the title industry. These concerns were communicated and respectfully received by the stakeholders involved in the bill.

**Real Estate Transactions**



**SB 43 by Zaffirini HB 216 by Ortega**

Comprehensive wrap mortgage loan reform. Will make “wraps” more difficult to perform. The bill also lowers the de minimis exception from licensing as a mortgagor under the Texas Safe Act from 5 or less to 3 or less transactions in a year.

*EFFECTIVE JAN. 1, 2022*



**HB 654 by Lucio III SB 1377 by Johnson**

Reforms existing Rule Against Perpetuities in Texas statute allowing for a non-charitable trust to extend vesting date to 300 years.

*TLTA NEUTRAL*  
*EFFECTIVE SEPT. 1, 2021*



**HB 1543 by Parker**

Places the same statutory obligations on parties to home sales in PIDs as those required for home sales in MUDs. The bill also imposes the same penalties on the seller in a PID as those applicable to MUDs.

*EFFECTIVE SEPT. 1, 2021*



**HB 2237 by Burrows, Et al**

Mechanics lien reform bill that addresses a multi-session conversation between building trades members including the title industry and the subcontractors. This comprehensive bill adjusts timetables to allow a subcontractor to perfect their liens with more clarity and certainty. TLTA did bring perfecting amendments to the bill which were accepted and adopted.

*EFFECTIVE JAN. 1, 2022*



**HB 4374 by Cyrier SB 1556 by Zaffirini**

Allows one county in Texas to provide limitations on the use of executory contracts for certain properties.

*EFFECTIVE SEPT. 1, 2021*



**SB 1072 by Hinojosa**

Allows for additional coordinate systems to be used in Texas surveys.

*EFFECTIVE SEPT. 1, 2021*



**SB 1588 by Hughes HB 3367 by Turner**

Creates a \$375 cap on what a POA can charge for Resale Certificates and provides a \$75 cap on what can be charged for an update to the Resale Certificate. Shortens the turnaround time for a Resale Certificate Request from 7 days to 5 and increases the damages for failure to timely deliver from \$500 to \$5000. The bill makes several other changes to the rights and duties of property owners associations.

*EFFECTIVE SEPT. 1, 2021 2021  
(EXCEPT SECTION 209.004 B-1 WHICH BECOMES  
EFFECTIVE ON DEC. 1, 2021)*



**SB 63 by Nelson**

Reforms certain aspects of the appraisal process and adjustment of appraised values as well as the tax protest process.

*EFFECTIVE SEPT. 1, 2021*



**HB 1679 by Romero, Jr.**

Would allow the retainage portion of a mechanic's lien to survive a foreclosure.

*TLTA NEUTRAL*



**HB 2424 by Murr, et al**

Attempted to clarify a certain circumstance where noncontiguous parcels of rural land would not fall under the definition of a homestead in order to encourage Title Companies to insure these transactions.



**HB 2240 by Smithee SB 1958 by Creighton**

Would have allowed for certain ACH transactions to qualify as "good funds" if several conditions were met. This bill was heavily negotiated by TLTA and the stakeholders.

*TLTA NEUTRAL*



**HB 4551 by Guillen**

Relating to the creation of a commission to study land titles.



**HB 1733 by Krause**

Establishes a program to encourage insurers to use insurance premium tax credits for investments in agriculture and rural development projects. Original filed version excluded Title Companies. The bill was amended to include Title Companies.

## Title Insurance Regulations



**HB 3433 by Smithee, et al**

Prohibits insurance companies from discriminating against current and potential customers based on their political affiliations.

*EFFECTIVE SEPT. 1, 2021*



**HB 4030 by Smithee SB1810 by Hancock**

Updates and modifies statutes related to agent and adjuster licensing. The bill's focus in on non-Title Insurance lines.

*EFFECTIVE SEPT. 1, 2021*



**HB 2825 by Bonnen, et al**

Would have required title companies to 1) determine if a given piece of property fell within 25 nautical miles of a U.S. military installation 2) determine if a given piece of property was residential or intended to be used as residential 3) check the Buyer and if an entity any members of the entity are i) Russian national(s) ii) Chinese national(s) iii) North Korean national(s) or iv) on a list of "scrutinized companies" maintained by the Comptroller. If the above elements are identified, then the title company must notify the Seller that the title agent believes the Buyer qualifies as one of the potential national security threats as identified in the statute. The title agent or company would then have to report each incident to the Governor's office each year.

*TLTA OPPOSED*



### **HB 4153 by Sanford**

Specifically addresses Title Agents, Direct Operations, and Title Companies. Removes the current submission requirements for annual audits of trust fund accounts allowing the Department to accept them electronically versus certified mail.



### **HB 3308 by Lucio III, et al**

Would have created a residential PACE program. This program allows homeowners to borrow money for certain improvements and the lien functions as a property tax lien. Therefore, monies owed on this lien would have priority over the mortgage lien. This has proven to be a problematic program in California and aggressively opposed by the Title Insurance and Realtor industries there. These liabilities often preclude the ability for transactions to close and create significant negative impacts for the overall home resale market.

*TLTA OPPOSED*

## **Banking**



### **SB 43 by Zaffirini HB 216 by Ortega**

Comprehensive wrap mortgage loan reform. Will make "wraps" more difficult to perform. The bill also lowers the de minimis exception from licensing as a mortgagor under the Texas Safe Act from 5 or less to 3 or less transactions in a year.

*EFFECTIVE JAN. 1, 2022*



### **HB 3617 by Anchia**

Removes requirement for certain mortgage loan officers that they maintain "a physical office" in the state. It additionally, amends certain aspects of the "Mortgage Loan Originator Recovery Fund" including allowing it to grant excess fee proceeds to certain education aid.

*EFFECTIVE SEPT. 1, 2021*

## **Human Resources**



### **SB 45 by Zaffirin**

Amends the Labor Code to establish that an employer commits an unlawful employment practice if sexual harassment of an employee occurs and the employer or the employer's agents or supervisors know or should have known that the conduct constituting sexual harassment was occurring and fail to take immediate and appropriate corrective action. The bill provides an extensive definition of "sexual harassment" and defines "employer;" for the purposes of this unlawful employment practice, as a person who employs one or more employees or acts directly in the interests of an employer in relation to an employee. Note, this applies to ALL employers whereas, the Equal Employment Opportunity Act, which also addresses sexual harassment, only applies if there are 15 or more employees.

*EFFECTIVE SEPT. 1, 2021*

## **COVID**



### **SB 6 by Hancock HB 3659 by Leach**

Provides liability protection for those entities which attempted to follow applicable government guidelines and provides more specific protections for certain institutions.

*EFFECTIVE JUNE. 14, 2021*



### **SB 968 by Kolkhorst**

Comprehensive bill focusing on public health disaster response which includes a prohibition of "Vaccine Passports."

*EFFECTIVE JUNE 7, 2021*



### **HB 1195 by Geren**

While forgiven PPP loans and payments made by the SBA on existing loans not subject to federal income taxes, the business receiving the forgiveness or grants would still be taxed on the amount of money received as part of its total revenue subject to the state franchise tax. Amends the Texas Tax Code to require a taxable entity to exclude from its total revenue in computing taxable margin for franchise tax liability purposes the amount of money received by the entity in loans or grants under the Paycheck Protection Program (PPP) and that is not included in the entity's gross income for federal income tax purposes on the basis of guidance under the federal Consolidated Appropriations Act, 2021, providing for the exclusion of an amount forgiven under the program from a borrower's gross income. The bill authorizes a taxable entity to include in the determination of cost of goods sold or in the determination of compensation when

calculating its gross margin any allowable expense paid using that amount of money. These provisions apply only to a franchise tax report originally due on or after January 1, 2021.

*EFFECTIVE MAY 8, 2021*



### **HB 3741 by Capriglione**

Comprehensive privacy bill addressing the protection of personal identifying information (PII) held by for-profit businesses. TLTA has continued to argue for those entities directly regulated by the Gramm-Leach-Bliley Act (GLBA) or information processed in accordance with GLBA to be exempted from the bill. The filed version of the bill did exempt the information processed in accordance with GLBA.

## **Blockchain**



### **HB 1576 by Parker, et al**

Creates a workgroup on blockchain matters. The work group will be composed of members of the house, senate and 2 members representing higher education appointed by the Governor, 1 ex-officio member representing the Sec. of State appointed by the Governor, 10 public members- 5 appointed by the Speaker, and 5 appointed by the Lt. Governor. The workgroup will be tasked with developing a master plan for the expansion of the blockchain industry in Texas and recommending policies and state investments in connection with blockchain technology.

*EFFECTIVE SEPT. 1, 2021*



### **HB 4474 by Parker, et al**

Originally sought to amend UCC Chapters 1 and 9 to enhance Texas as an attractive state for crypto industry development. Final bill added a new Chapter 12 to the Texas Business & Commerce Code, which outlines the rights in a virtual currency and the methods for control. Chapter 9 is amended to make the Secured Transactions law consistent with this new chapter as it related to security interests.

*EFFECTIVE SEPT. 1 2021*

## **Escheating**



### **HB 1514 by Landgraf**

Addresses several issues including allowing the holder of property valued more than \$250 that was presumed abandoned to send notice to the last known address of the property owner by 60 days before the property was delivered to the comptroller rather than the following May 1. The holder can now send the notice by email.

*EFFECTIVE MAY 18, 2021*

## **Elder Abuse**



### **HB 4477 by Thompson (Senfronia)**

Amends the Finance Code, the Government Code, and the Securities Act to change the date a hold expires on certain transactions involving suspected exploitation of a vulnerable adult to the tenth business day after the date the hold is placed. Current law is the tenth day after a report is submitted under this section.

*EFFECTIVE SEPT. 1, 2021*



### **HB 1156 by Thierry, et al**

Amends the Penal Code to create the offense of financial abuse of an elderly individual for a person who knowingly engaging in the wrongful taking, appropriation, obtaining, retention, or use of money or other property of an elderly person or for a person who knowingly assists in such conduct, by any means, including by exerting undue influence and by financial exploitation. The bill establishes penalties for the offense ranging from a Class B misdemeanor to a first-degree felony depending on the value of the property. If the conduct constituting the offense also constitutes another Penal Code offense, the actor may be prosecuted for either or both offenses.

*EFFECTIVE SEPT. 1, 2021*

## **Child Support**



### **SB 286 by West**

Makes an adjustment to the time frame for contesting the registration and enforcement of an out-of-state support order, clarifies that all child support payments should be made payable through the SDU, and requires a sworn statement concerning any delinquency in child support during the process of disclaiming an interest in property.

*EFFECTIVE SEPT. 1, 2021*

## **Land Bank**



### **SB 1679 by Alvarado**

Establishes a new Houston Landbank reforming the existing statute.

*EFFECTIVE SEPT. 1, 2021*

# Thanks for Making This Session a Success

## TLTA NAMES LEGISLATORS OF THE YEAR

Every year our industry honors the good work of legislators who continue to serve their constituents and our state with distinction. This year's recipients of TLTA's Outstanding Legislator award share our support for property rights, small business advocacy, and the continued success of Texas' thriving real estate economy.



### Sen. Bryan Hughes

Texas Senator Bryan Hughes of Mineola is in his second term serving Northeast Texas, and before that he served 14 years in this Texas House. He currently chairs the Senate's powerful State Affairs Committee.

During the recently concluded 87th Regular Session of the Texas Legislature, Senator Hughes authored and championed Senate Bill 885, the Quitclaim Bill. This crucial legislation provides a statute of limitations for quitclaims in the chain of title. Senator Hughes' work on this important priority for our industry fosters certainty regarding status of ownership of real property.



### Rep. Hugh Shine

Texas Representative Hugh Shine first served Bell County communities in the Texas House in the late 80s to early 90s, before taking a break to tend to his family, business and his military career. He returned to the Texas House in 2016 and won his current term in 2020.

Rep. Shine championed our industry's other high priority issue during the Regular Session – the Homestead Certainty Bill, House Bill 3115. The passage of this important industry priority provides certainty in transactions involving homestead properties when a judgment lien exists.

A fellow professional in the financial services sector, Representative Shine is a member of the House's important Business and Industry Committee, which oversees many of the issues critical to our industry, and he sits on the House Ways and Means Committee, which is responsible for building the state's budget.

## RESPECT FOR OUR BILL AUTHORS

We wouldn't have the opportunity to celebrate successful passage of our industry's 87th Regular Session legislative priorities if the good public policy we supported this session hadn't been filed and championed by the following honorable legislators:

### Quitclaim Bill

SB 885 / HB 3320



Sen. Bryan Hughes



Rep. Brooks Landgraf

### Homestead Certainty Bill

HB 3115 / SB 1594



Rep. Hugh Shine



Sen. Dawn Buckingham

## EXPERT TESTIMONY

The following individuals were in the Texas Capitol during the legislative session, participating in meetings to educate legislators and staff, testifying in committees, and working with TLTA's lobby team to advance our industry's legislative priorities:

- **Claire Hartman** (TLTA Board of Directors)
- **Roland Love** (Chair TLTA Regulatory and Institute Committees)
- **Steve Streiff** (Chair, TLTA Legislative Committee)

## LOCAL LEGISLATIVE LIAISONS

In 2018 we established TLTA's Grassroots Network and completed the identification, recruitment and training of our Local Legislative Liaisons – volunteers responsible for maintaining healthy, effective lines of communication with the lawmakers who oversee our regulated industry. With Local Legislative Liaisons in all 181 Texas legislative districts, our Grassroots Network paid huge dividends again this session. Our deepest gratitude to all of you:

Andrew Boyce	Deedy Green-Clark	Ken Whitlow	Patrick Doyle
Angela Fling	Denise Holmes, CTIP	Kim Minks	Patrick Opela
Ann Trevino	Derrick Geitner	Kimi-Kai Shaw, CESP	Paul Cervantes
Ariel Immel	Diane Donley	Kolter Lukert	Paul Rodriguez
Ashley Chilcote	DJ Horn	Kristy Santelia, CESP	Paula New
Becky Cotton-Osmon	Doug Hollowell	Larry Lawrence	Peter Graf
Ben Munson IV	Ed Lester	Laurie Leenhouts	Phyllis Griffin
Bernie Del Hierro	Erica Hallmark	Lin Brasier	Randy Eskelson
Bill James	Francene DePrez	Lisa Harris, CAEP	Randy Pearson, CTIP, NTP
Bo Feagin	Frank Vandiver	Lisa Rothfeld	Randy Pittman
Brad Compere	Fred Schraub, CTIP	Lori Brawley	Randy Schaffner
Brandi Abercrombie, CESP, CTIP	Gale Paschkes	Lowell Dunn	Raymond Perez Jr.
Brandon Kuhn	Gordon Sauer	Lynne Griffith	Rene Correa
Brett Turner	Greg Henderson	Mark Batis	Robert Gleaton
Brian Brewer	Greg Nix	Mark Scott	Robert Wilkinson Jr.
Brian Pitman	Gregory Lyssy	Marshall Harrell	Ross Weaver
Brienne Woltmann CESP, CTIP	Gretchen Wright, CESP, CTIP	Marshall Harrell III	Ryan Lindsey
Byron Lewis, CTIP	Gwen Derry	Martin Garcia, CTIP	Sandra Kachmar, CAEP, CTIP
Cailey Stratton	Hall Henderson IV, CESP, CTIP	Marvin Zindler Jr.	Sarah Love
Carolina Salas, CESP	Heath Poole	Mary Jane Zeigler	Scott Miller
Carolyn Sunseri	Heidi Junge	Mary Thomas	Shannon Skurner
Casey Cross	J. Christopher Phillips	Melanie Opela	Shari Foster, CTIP, NTP
Celia Flowers	J.C. Johnson	Melissa Dickerson	Sharla Cross
Charles Badgett	James Dudley IV	Michael Boulos	Sherry Cox
Charlotte Sanders	Janette Coon, CESP	Michael Knudsen	Shirley Ward
Chris Faison	Jeff Davis	Mike Withrow	Steve Ramsey
Claire Hartman	Jim Boulter	Monica Middleton, CESP	Suzanne Tinsley
Cole Freytag	John Bruce, CTIP	Mont McClendon	Teresa Frost, CTIP
Curt Sprabeary	John DeLoach, CTIP	Nathan East	Tiesha Lewis
Cynthia Bilbe	John Kulasa	Nathan Lowry	Tracie Fleming, CTIP
Dan Hassen	John Martin, CAEP, CTIP	Neel Fulghum III	Vicki Brown, CESP
Daniel Foster Sr.	John Updegraff Jr.	Neva Ray	Ward Williford
David Hays	Joycelyn Jones	Nicole Schoening	Wendy Bryan
Dawn Lin	Karen Arthur, CESP	Noel Phillips	Win DuBose
Dawn Moore	Kelly Love	Parker Neel	Zoiliss Rios
Dawn Thompson	Kelsey Granberry	Patrick Clark	

## TLTA LEGISLATIVE COMMITTEE

Following a successful session during which the Texas Legislature once again passed 100% of our association's legislative priorities, a special thank you goes out to the TLTA Legislative Committee members who spent countless hours crafting legislation, reviewing bills to recommend positions or amendments, and contacting their legislators.

Steve Streiff	Jay Fitzgerald	Michael Knudsen	Matt Proffitt
Brandi Abercrombie, CESP, CTIP	Angela Fling	David Kramer	Paul Pruitt, CTIP
Ginny Abiassi	Celia Flowers	John Kulasa	Stephen Reid III
Jeff Adams	Chris Flynn	Patricia Ladan	Zoiliss Rios
Heidi Andrews	Daniel Foster Sr.	Chris Lawson	Paul Rodriguez
Talisa Appleby	Ann Garza	John Ledbetter	Patrick Rose
Charles Badgett	Mickey Gerdes	Randy Lee	Michael Savas, CTIP
Daryl Bailey	Bruce Goldston	Byron Lewis, CTIP	Fred Schraub, CTIP
Mark Baldwin	James Gosdin	Matthew Lopez	Michael Schroeder
Tommy Bastian	Peter Graf	Roland Love	Jason Silva
Kergin Bedell	Clayton Greenberg	Michael Lucksinger	Susan Simmons
Joshua Benn	Kevin Gugenheim	Scott Luna	Mabel Simpson
Kelly Bierig	Erica Hallmark	John Martin, CAEP, CTIP	Mary Thomas
Steve Black, CTIP	Read Hammond	Marshall Martin	Dawn Thompson
Andrew Boyce	Claire Hartman	Bert Massey II	Wade Thunhorst
Jason Bragg	David Hays	Thomas Mazurek IV	Amanda Tidmore, CESP
Jeremy Brown	Yaira Hearn	Amy McFadden	Suzanne Tinsley
Cass Burton	Molly Hedrick	Eric McNeese	Susan Valdez
John Byers	Robert Horan, CTP	Melissa Mikulik	John Voyles, CAEP
Kevin Chiarello	Thomas Horton	Kim Minks	Lacey Warren
Patrick Clark	Brian Howell	Tom Morgan	Ross Weaver
Perry Cockerell	Cynthia Howell	Robert Morris, CTIP	Erwin Wilbanks, CAEP
Johnny Collins II	Guy Robert Jackson	Greg Nix	Megan Wilson
Ashley Cook	Leslie Johnson	Michael O'Neal	Mike Withrow
John DeLoach, CTIP	Heidi Junge	Randy Pearson, CTIP, NTP	Brianne Woltmann, CESP, CTIP
Mary Doggett	Bob Karlseng	Allen Place Jr.	Richard Worsham
James Dudley IV	Stan Keeton	Shea Place	

## RELATED INDUSTRY PARTNERS

Our short- and long-term successes in the Texas Legislature would not be possible without the partnership of the allied industry organizations with whom we worked this session:

- Independent Bankers Association of Texas
- NFIB Texas
- Real Estate, Probate and Trust Law Section of the State Bar of Texas
- Texas Association of Builders
- Texas Realtors
- Texas Bankers Association
- Texas Conference of Urban Counties
- County and District Clerks Association of Texas
- Texas Mortgage Bankers Association
- Texas Business Law Foundation
- Texas Creditors Bar Association