



# LEGISLATIVE COMMITTEE

Thursday, September 19, 2024 | 3:15pm – 4:45pm

Board of Directors Meeting  
Austin, Texas | Fall 2024



# SPECIAL THANKS TO OUR SPONSORS



TIER 1



TIER 2



TIER 3



TIER 4

WeDoTrash  
Camp Construction Services  
Yardi  
Century Air Conditioning  
FSI Construction

Impact Property Solutions  
Blue Moon Software  
CORT  
CSC ServiceWorks  
Sherwin-Williams



TIER 5

Smart Apartment Data  
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Cweren Law Firm, PLLC  
Entrata  
The Guarantors  
Massey Services Pest & Termite  
Red Elephant  
AAA Plumbers

Comm-Fit  
Dixie Interiors  
G5, a RealPage company  
Gemstar Construction  
Genesis  
LeaseLock  
The Liberty Group  
MRI Software/MRI Apartment Data

# Agenda

**01 Minutes**

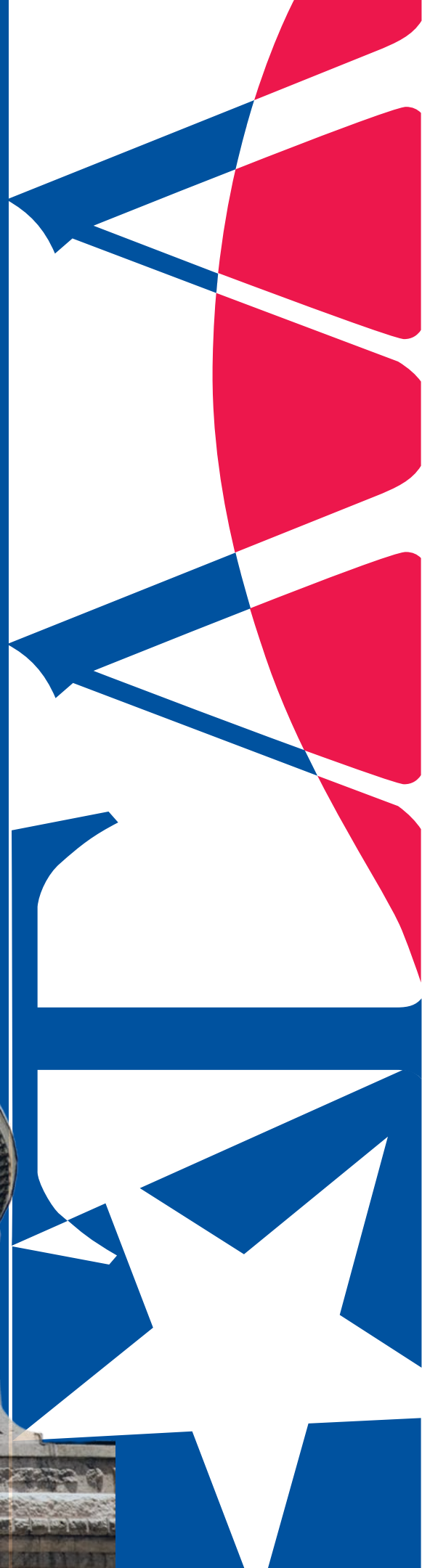
**02 TAA PAC  
Contributions**

**03 Legislative  
Issues Review**

**04 Working Groups  
Update**

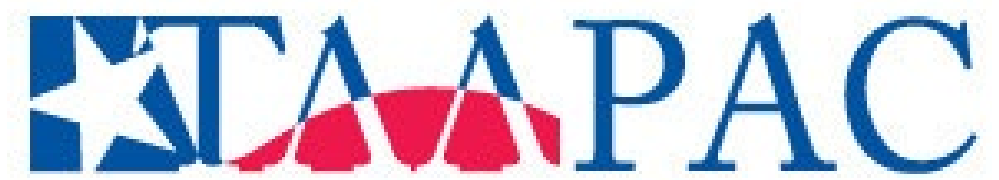
**05 Attorney Panel**

**06 New Business**



# Minutes



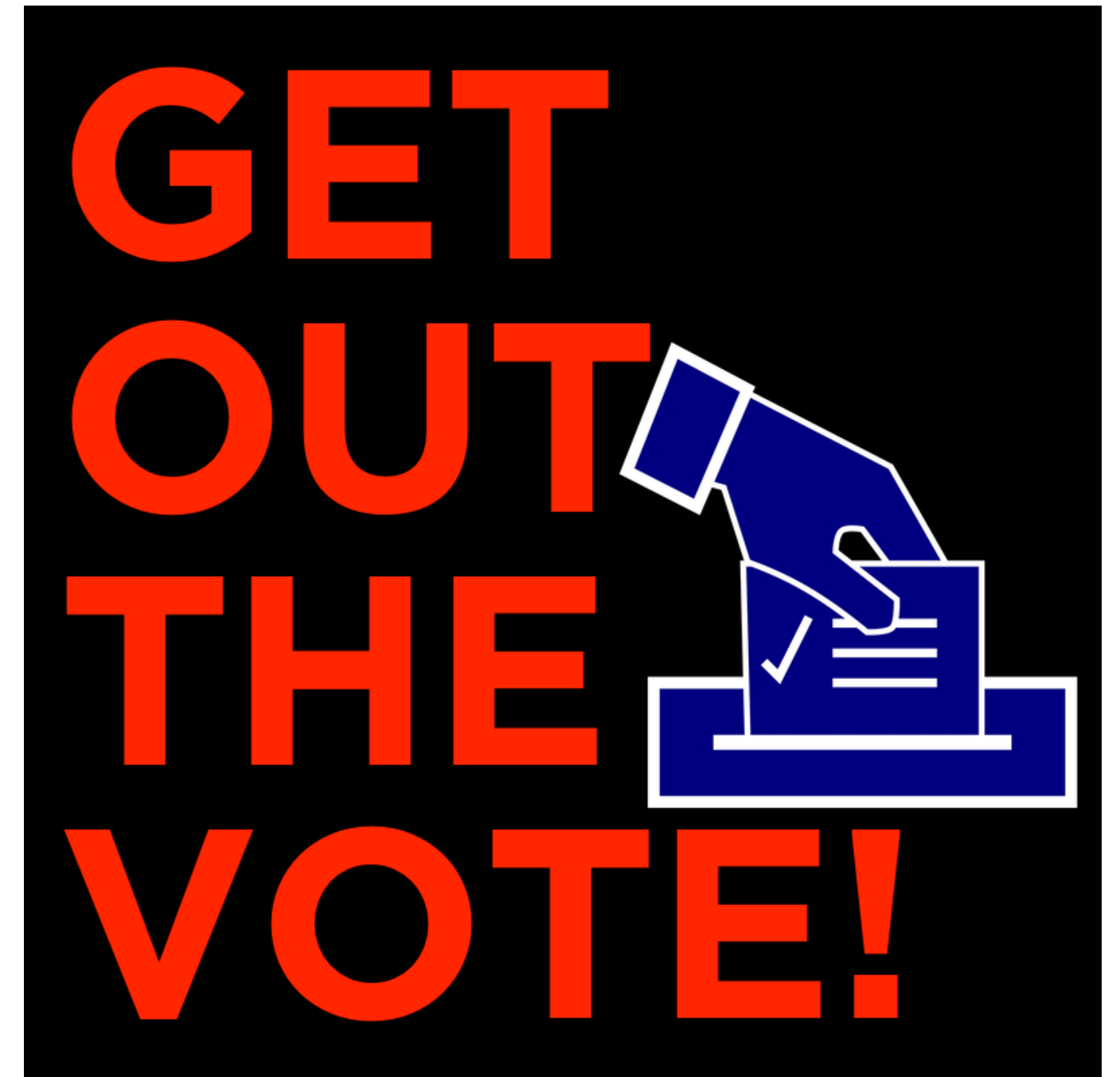


# **Upcoming Election & TAA PAC Update**

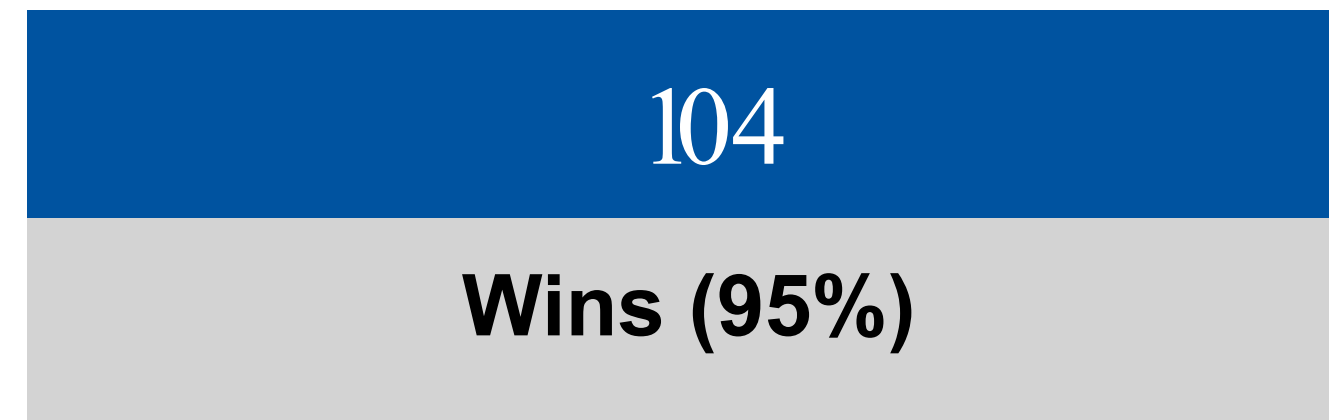
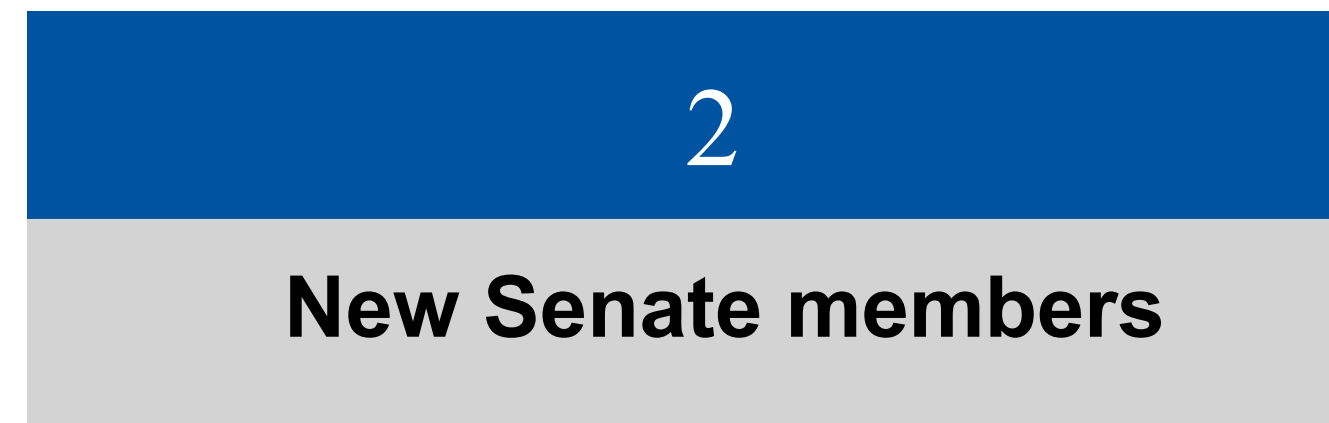
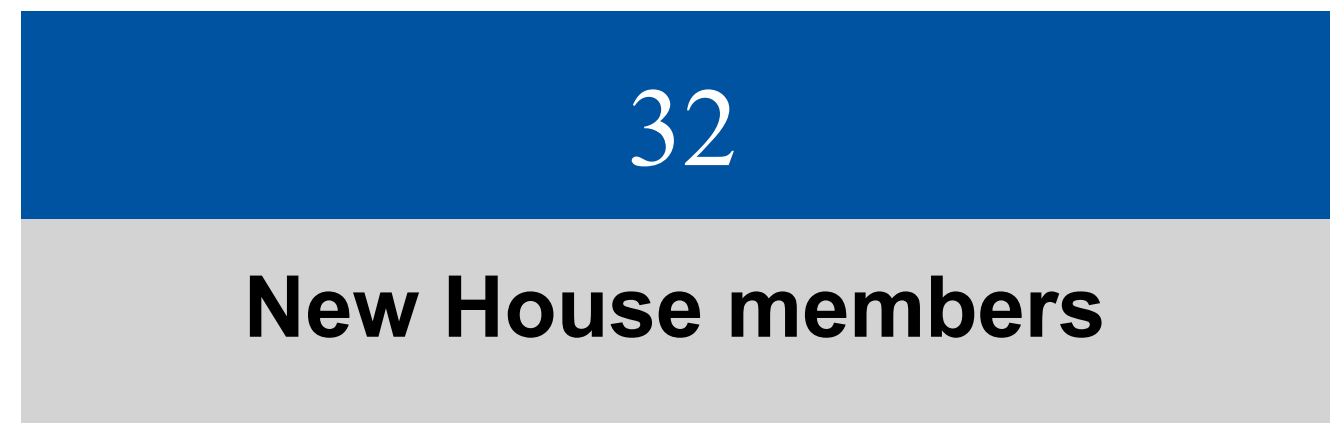
# November Election

- Oct. 7: Last day to register to vote
- Oct. 21 – Nov. 1: Early Voting
- Nov. 5: Election Day

- 
- State Legislative Control
  - Potential Leadership Shifts
  - Impact of VP Harris Campaign
  - Key Voter Issues



# By the Numbers



***\$377,000 contributed by TAA PAC***

# Recommended New Endorsements

**PAUL DYSON, HD 14 (BRYAN/CS)**

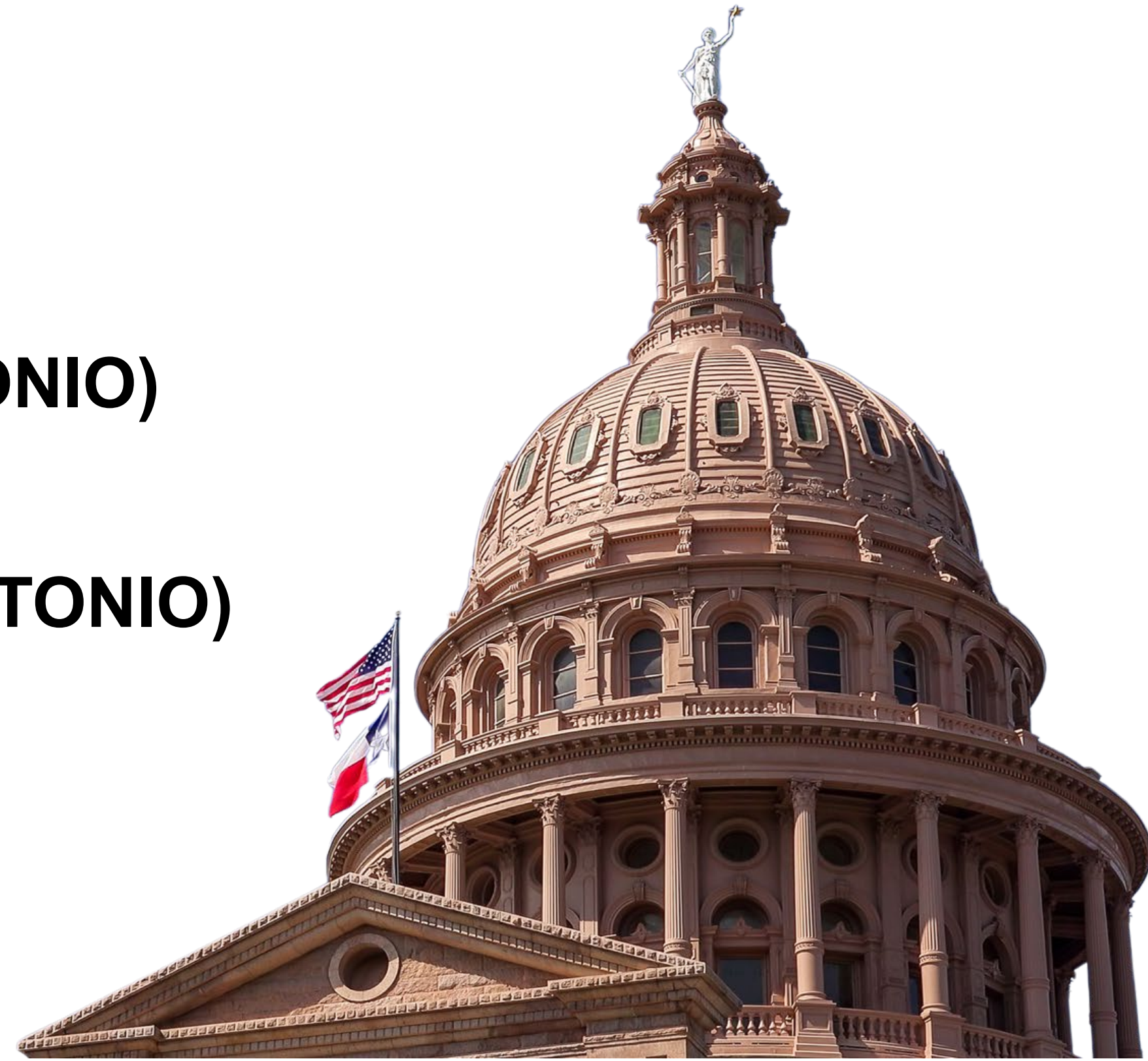
✓ \$750

**MARC LAHOOD, HD 121 (SAN ANTONIO)**

✓ \$750

**DON MCLAUGHLIN, HD 80 (SAN ANTONIO)**

✓ \$750





# Recommended New Endorsements

**PAT CURRY, HD 56 (WACO)**

✓ \$750

**CASSANDRA HERNANDEZ, HD 115 (DALLAS)**

✓ \$750





# TAA PAC Donations



SCAN HERE

OR DONATE ONLINE (MEMBER LOGIN REQUIRED):

[taa.org/advocacy/pac](https://taa.org/advocacy/pac)

Thank you!



# Legislative Issues Review





# Interim

**1. Squatters**

**2. Property Taxes**

**3. Foreign Ownership**

**4. Institutional Buyers**

**5. Insurance**

**6. Rulemaking:**

- TDHCA
- TX Supreme Court
- RRC







# TAA 2025 Priorities

- 1. Squatter/Eviction Reform**
- 2. Property Taxes Reduction & Reform**
- 3. Anti-industry legislation Defense**







# Other Issues

- **Rep. Walle: JP Court data bill**
- **Texas Housers: disclosure of accounts payable on request/relocation assistance; tenant relocation/rental assistance**
- **Rep. Goodwin pilot project re: broken leases**
- **Other landlord/tenant bills**





**slido**

Please download and install the Slido app on all computers you use



**Eviction-related legal costs have increased over the years. What factors do you think contribute most to these cost increases?**

① Start presenting to display the poll results on this slide.

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**It is taking more time to complete an eviction case post-pandemic compared to before 2020. On average, how long is it taking you to regain possession of a unit following the first delivery of a notice to vacate?**

**i** Start presenting to display the poll results on this slide.



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**Prior to the pandemic, were you or your staff able to handle eviction cases independently or with non-attorney representatives?**

**i** Start presenting to display the poll results on this slide.

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**Have the changes in eviction policies impacted how quickly you proceed with delivering a notice to vacate? ie do you issue a Notice to Vacate as soon as possible rather than attempting to informally collect rent?**

① Start presenting to display the poll results on this slide.

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**When you use an alternative method before pursuing the legal eviction process, which method(s) do you use?**

① Start presenting to display the poll results on this slide.



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**What is the number one reason why an eviction is dismissed or judgement is rendered in favor of the defendant?**

① Start presenting to display the poll results on this slide.

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**When handling eviction cases today, do you hire an attorney?**

**i** Start presenting to display the poll results on this slide.

# Attorney Panel

Howard Bookstaff

Corey Rogers





# Work Groups Update



Squatters / Evictions  
Process Reform



Housing Affordability /  
Property Taxes



Anti-Industry  
Legislation



Others, as needed





# New Business



**TAA Legislative Day**  
at the Capitol **2025**

**FEBRUARY**  
**4TH-5TH**  
**SAVE THE DATE**





**Adjourn**