



Staff Reports for April 2026

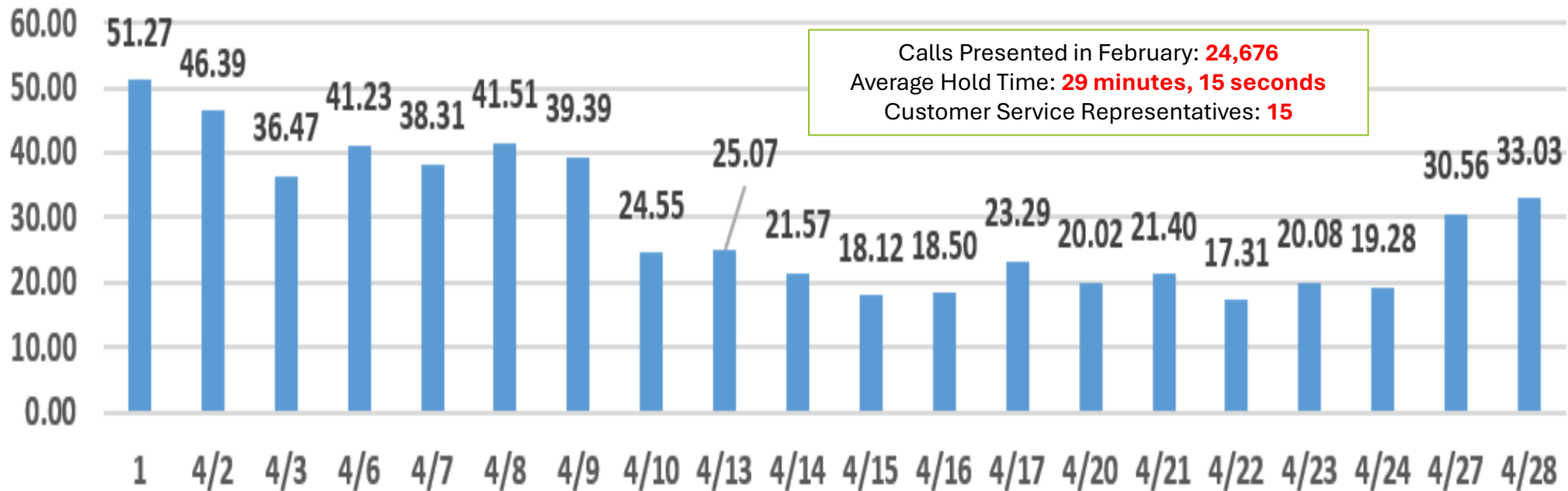
Customer Relations Division

April 2026, Monthly Report

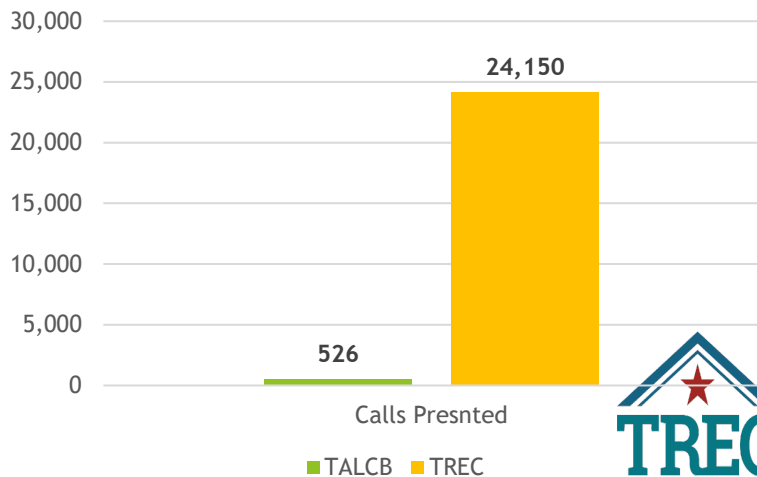


Customer Relations Division

April 2026 Hold Time per Day



TREC & TALCB

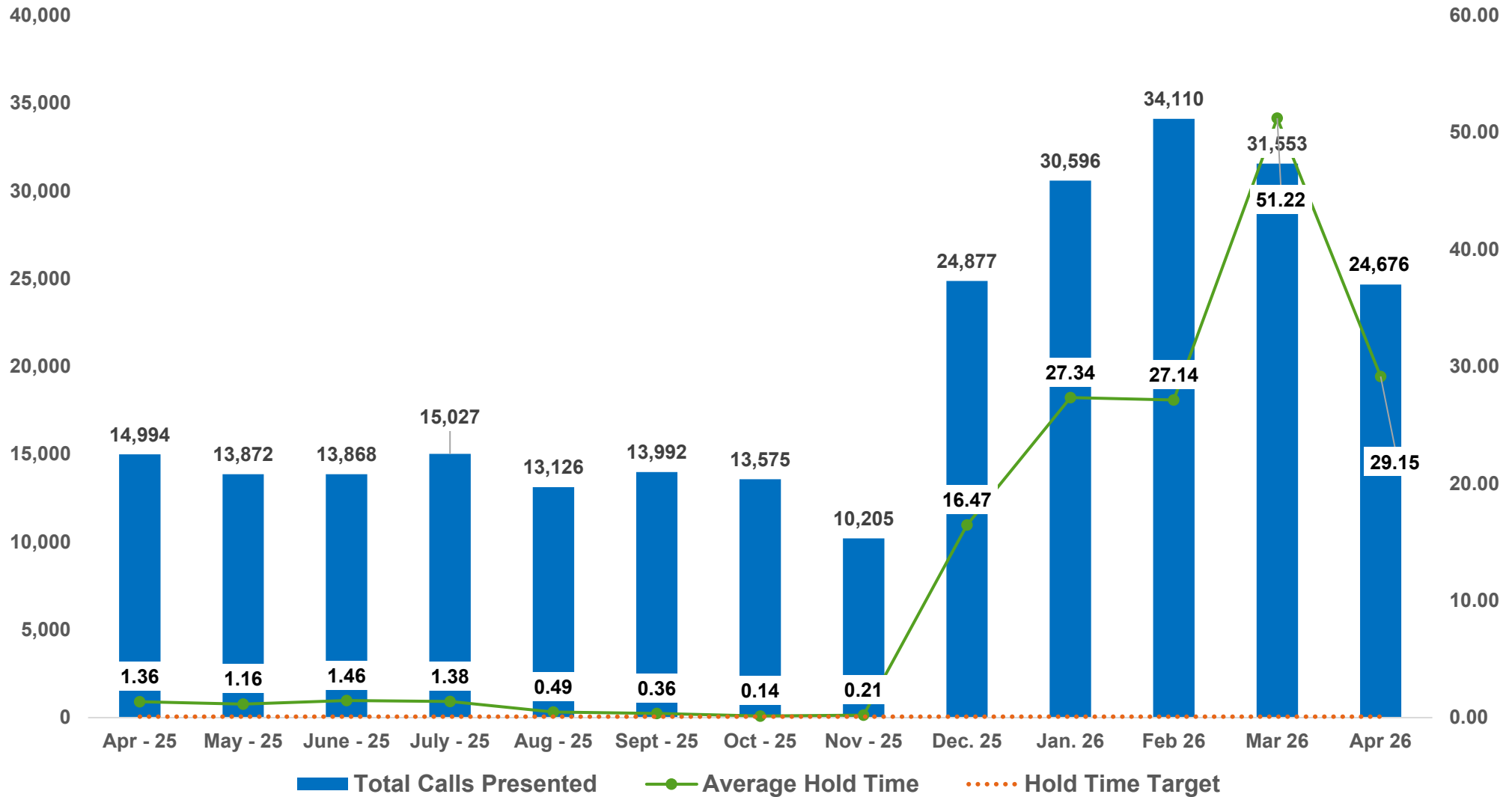


TALCB – 526 Calls (2.13%) **25 minutes, 05 second hold time**
TREC – 24,150 Calls (97.86%) **29 minutes, 21 second hold time**



Customer Relations Division

13 Month Comparison of Calls Presented vs. Hold Time



Customer Relations Division

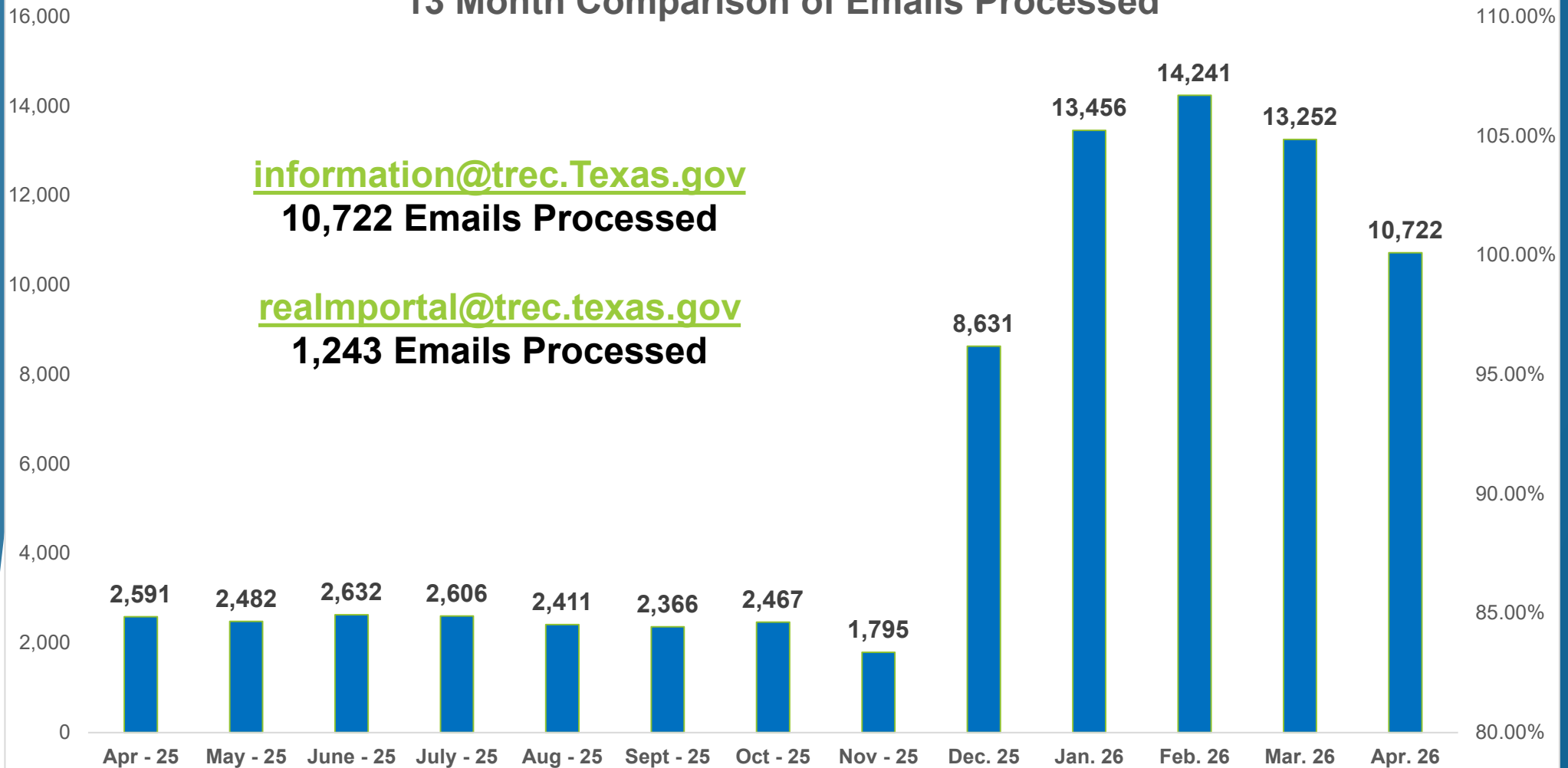
13 Month Comparison of Emails Processed

information@trec.texas.gov

10,722 Emails Processed

realImportal@trec.texas.gov

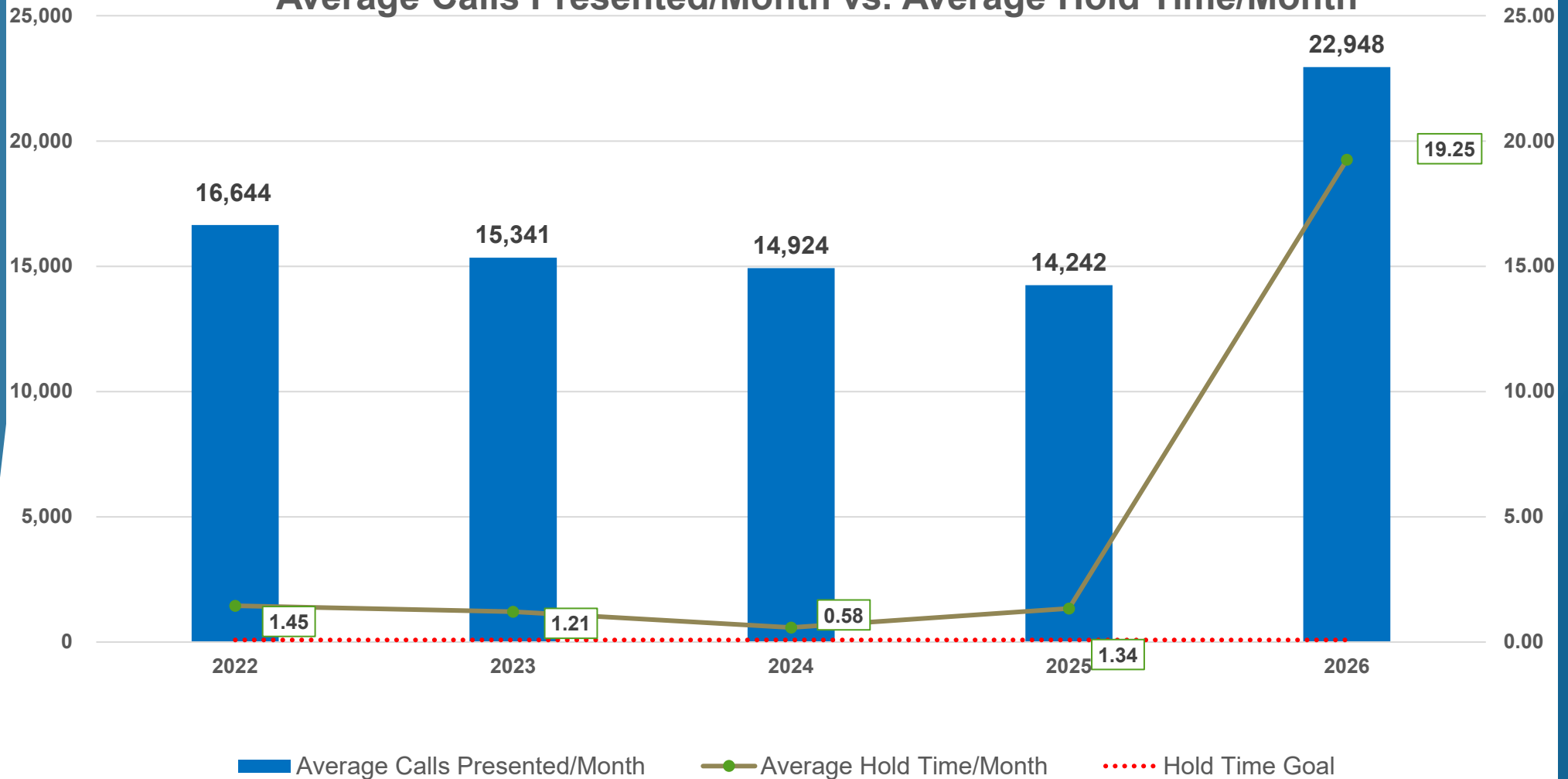
1,243 Emails Processed



Customer Relations Division

Fiscal Year Comparison

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



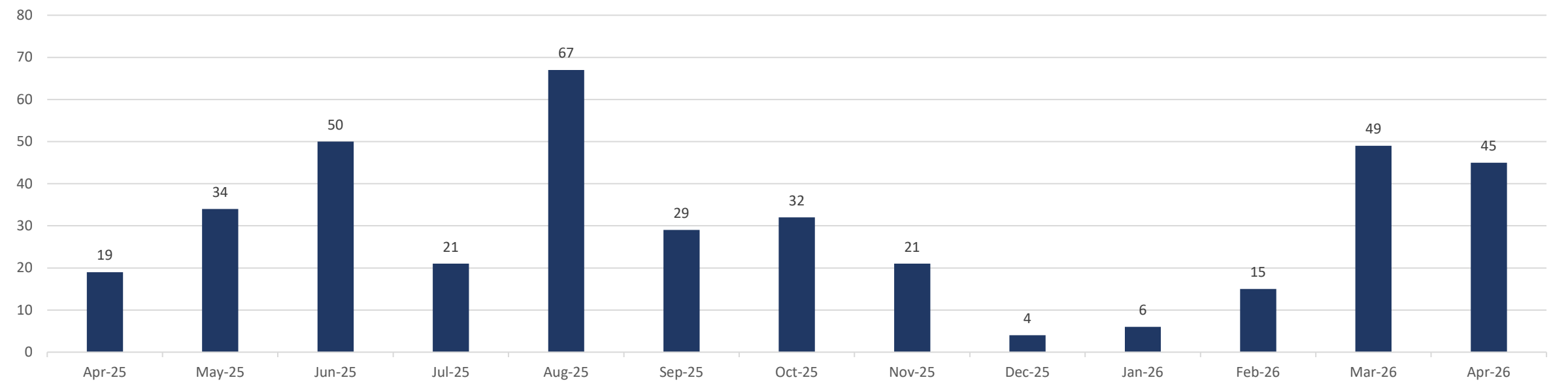
TALCB Education Report

April 2026

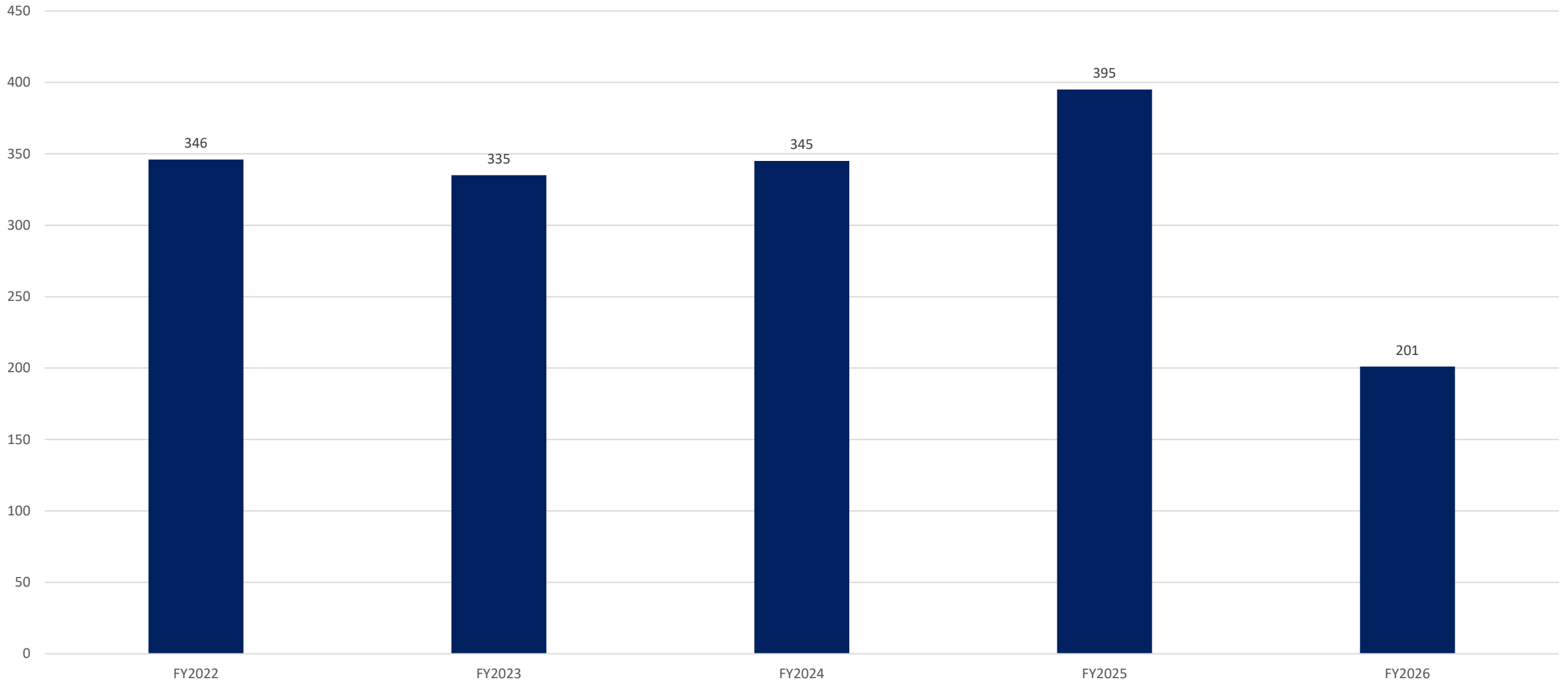


TALCB Provider and Course Applications													
FY2026													
	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	YTD
Applications Received													
Initial ACE Provider	0	0	2	1	0	1	0	1					5
Renewal ACE Provider	3	1	0	1	1	0	2	1					9
Initial ACE Elective Course	10	14	8	6	10	21	22	10					101
Classroom Delivery	8	11	6	2	8	15	19	9					78
Online Delivery	2	3	2	4	2	6	3	1					23
Renewal ACE Elective Course	10	7	8	2	17	8	16	10					78
Classroom Delivery	3	1	3	1	8	5	10	5					36
Online Delivery	7	6	5	1	9	3	6	5					42
Qualifying Course Acceptance	6	5	3	0	4	2	10	4					34
Classroom Delivery	1	2	2	0	2	2	5	1					15
Online Delivery	5	3	1	0	2	0	5	3					19
Total Applications Received	29	27	21	10	32	32	50	26					227
	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													
Initial ACE Provider	0	0	2	0	1	0	0	0					3
Renewal ACE Provider	2	1	0	0	0	1	1	1					6
Initial ACE Elective Course	7	18	8	2	2	2	27	16					82
Classroom Delivery	5	13	6	2	1	1	17	15					60
Online Delivery	2	5	2	0	1	1	10	1					22
Renewal ACE Elective Course	13	8	8	0	2	10	13	22					76
Classroom Delivery	4	2	3	0	1	6	9	11					36
Online Delivery	9	6	5	0	1	4	4	11					40
Qualifying Course Acceptance	7	5	3	2	1	2	8	6					34
Classroom Delivery	1	2	1	2	1	1	6	2					16
Online Delivery	6	3	2	0	0	1	2	4					18
Total Applications Approved	29	32	21	4	6	15	49	45					201

TALCB Applications Approved 13-Month Comparison													
	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26
Initial ACE Provider	0	0	0	0	1	0	0	2	0	1	0	0	0
Renewal ACE Provider	0	0	0	8	4	2	1	0	0	0	1	1	1
All ACE Provider Applications	0	0	0	8	5	2	1	2	0	1	1	1	1
Qualifying Course Acceptance	0	5	4	3	13	7	5	3	2	1	2	8	6
ACE Courses	19	29	46	10	49	20	26	16	2	4	12	40	38
All Course Applications	19	34	50	13	62	27	31	19	4	5	14	48	44
All Applications Approved	19	34	50	21	67	29	32	21	4	6	15	49	45

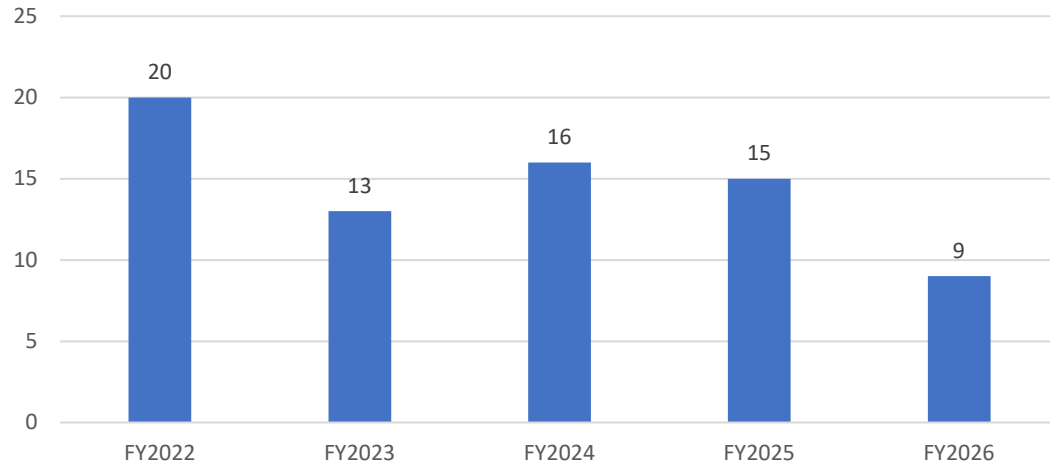


Applications Approved Year-Over-Year Comparison

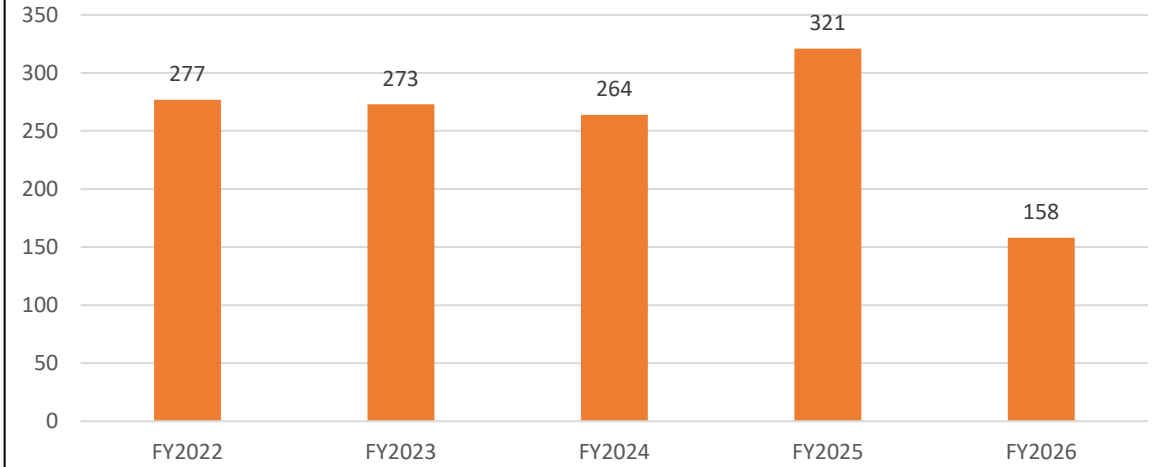


TALCB Total Applications Approved - Fiscal Year

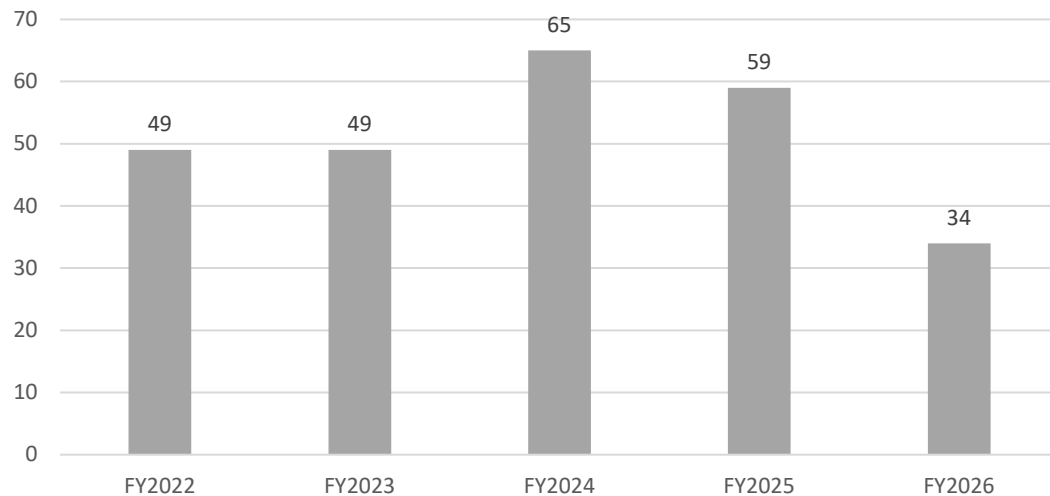
ACE Providers Approved



ACE Courses Approved



Qualifying Course Acceptance Approved



TALCB Examination Activity - Fiscal YTD and Monthly Comparison

Licensed Residential	First Time Test Takers				Repeat Test Takers				Exams Given <i>(includes repeats)</i>		Unique Applicants Examined	
	Passed	Failed	Total	Pass Rate	Passed	Failed	Total	Pass Rate	Count	Pass Rate	Count	Pass Rate
FYTD 2026	16	6	22	73%	8	14	22	36%	44	55%	33	73%
FYTD 2025	25	9	34	74%	9	11	20	45%	54	63%	46	74%
April 2026	2	1	3	67%	2	1	3	67%	6	67%	5	80%
April 2025	4	0	4	100%	0	1	1	0%	5	80%	5	80%

Certified Residential	First Time Test Takers				Repeat Test Takers				Exams Given <i>(includes repeats)</i>		Unique Applicants Examined	
	Passed	Failed	Total	Pass Rate	Passed	Failed	Total	Pass Rate	Count	Pass Rate	Count	Pass Rate
FYTD 2026	22	14	36	61%	9	9	18	50%	54	57%	37	84%
FYTD 2025	32	18	50	64%	17	27	44	39%	94	52%	62	79%
April 2026	2	1	3	67%	4	3	7	57%	10	60%	10	60%
April 2025	3	3	6	50%	2	3	5	40%	11	45%	8	63%

Certified General	First Time Test Takers				Repeat Test Takers				Exams Given <i>(includes repeats)</i>		Unique Applicants Examined	
	Passed	Failed	Total	Pass Rate	Passed	Failed	Total	Pass Rate	Count	Pass Rate	Count	Pass Rate
FYTD 2026	16	13	29	55%	12	34	46	26%	75	37%	44	64%
FYTD 2025	26	19	45	58%	15	30	45	33%	90	46%	61	67%
April 2026	1	1	2	50%	2	7	9	22%	11	27%	8	38%
April 2025	5	2	7	71%	0	3	3	0%	10	50%	10	50%

TALCB Licensing Report

Current as of April 30, 2026

FISCAL YEAR	END OF MONTH	GENERAL	RESIDENTIAL	LICENSE	TOTAL G.R.L.	G.R.L. CHANGE	TRAINEE	TRAINEE CHANGE	TOTAL	TOTAL CHANGE
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	Aug19	2,366	2,412	430	5,208	-5	1,029	91	6,237	86
2020	Aug20	2,371	2,426	421	5,218	10	1,081	52	6,299	62
2021	Aug21	2,324	2,510	470	5,304	86	1,166	85	6,470	171
2022	Aug22	2,357	2,636	592	5,585	48	1,498	-11	7,083	37
2023	Aug 23	2,388	2,742	675	5,805	23	1,327	-23	7,132	0
2024	Sept 23	2,394	2,756	673	5,823	18	1,311	-16	7,134	2
	Oct 23	2,393	2,766	671	5,830	7	1,284	-27	7,114	-20
	Nov 23	2,397	2,772	673	5,842	12	1,241	-43	7,083	-31
	Dec 23	2,394	2,784	669	5,847	5	1,213	-28	7,060	-23
	Jan 24	2,392	2,791	672	5,855	8	1,161	-52	7,016	-44
	Feb 24	2,386	2,789	679	5,854	-1	1,126	-35	6,980	-36
	Mar 24	2,389	2,788	679	5,856	2	1,080	-46	6,936	-44
	Apr 24	2,391	2,794	677	5,862	6	1,044	-36	6,906	-30
	May 24	2,395	2,802	676	5,873	11	1,008	-36	6,881	-25
	Jun 24	2,400	2,800	667	5,867	-6	987	-21	6,854	-27
2025	Jul 24	2,404	2,805	650	5,859	-8	953	-34	6,812	-42
	Aug 24	2,411	2,816	641	5,868	9	934	-19	6,802	-10
2025	Sept 24	2,417	2,810	633	5,860	-8	921	-13	6,781	-21
	Oct 24	2,418	2,807	626	5,851	-9	892	-29	6,743	-38
	Nov 24	2,420	2,800	614	5,834	-17	874	-18	6,708	-35
	Dec 24	2,421	2,791	613	5,825	-9	861	-13	6,686	-22
	Jan 25	2,404	2,780	612	5,796	-29	851	-10	6,647	-39
	Feb 25	2,391	2,772	590	5,753	-43	832	-19	6,585	-62
	Mar 25	2,402	2,778	596	5,776	23	840	8	6,616	31
	Apr 25	2,409	2,781	593	5,783	7	819	-21	6,602	-14
	May 25	2,401	2,774	586	5,761	-22	805	-14	6,566	-36
	Jun 25	2,391	2,766	586	5,743	-18	814	9	6,557	-9
	Jul 25	2,386	2,753	583	5,722	-21	806	-8	6,528	-29
	Aug 25	2,389	2,752	581	5,722	0	803	-3	6,525	-3
	2026	Sept 25	2,394	2,739	577	5,710	-12	802	-1	6,512
Oct 25		2,395	2,730	570	5,695	-15	795	-7	6,490	-22
Nov 25		2,398	2,724	564	5,686	-9	801	6	6,487	-3
Mar 26		2,356	2,667	554	5,577	-109	806	5	6,383	-104
Apr 26		2,352	2,670	557	5,579	2	783	-23	6,362	-21
Apr 26										
Inactive Appraisers		GENERAL 42	RESIDENTIAL 58	LICENSE 17	TOTAL 117		TRAINEE 74		TOTAL 191	
Out-of-State Temporary Registrations:									109	
Total All License Holders:									6,662	

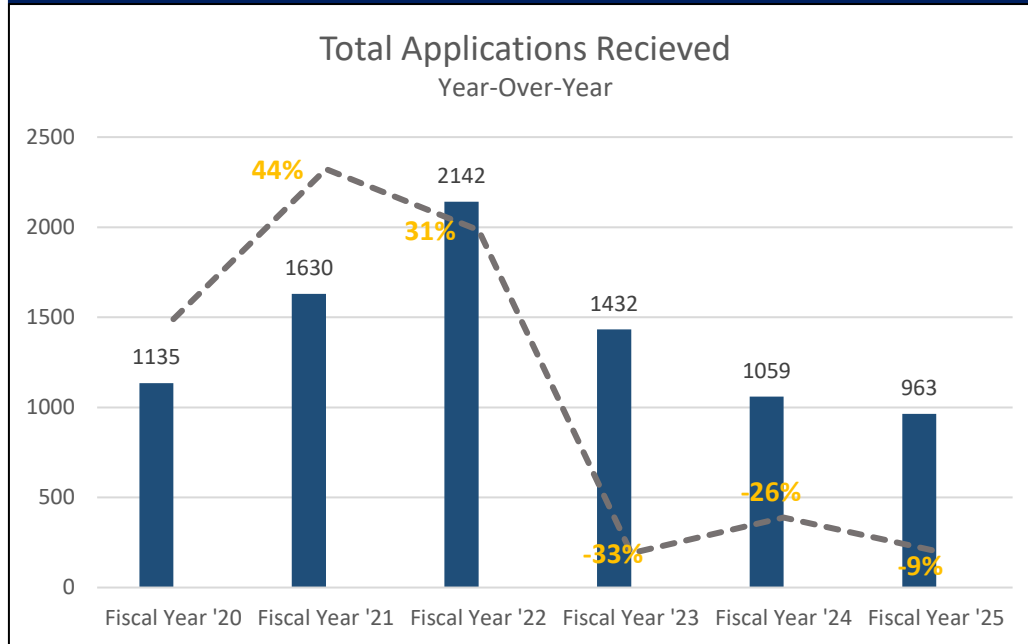
TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD
APPRAISAL MANAGEMENT COMPANY REGISTRATIONS
April 2026

FISCAL YEAR	MONTH	Total Apps Received	Total AMC Registrations Issued	Total AMC Renewals Issued
2015 - Total				
		16	15	17
2016 - Total				
		10	11	128
2017 - Total				
		16	15	21
2018 - Total				
		12	12	121
2019 - Total				
		8	9	25
2020 - Total				
		14	15	107
2021 - Total				
		14	14	34
2022 - Total				
		20	18	112
2023 - Total				
		20	21	43
2024 - Total				
		16	17	94
2025	Sept 24	1	1	6
	Oct 24	0	0	6
	Nov 24	1	1	5
	Dec 24	1	1	3
	Jan 25	0	0	5
	Feb 25	0	0	3
	Mar 25	2	1	2
	Apr 25	0	0	3
	May 25	2	1	5
	Jun 25	1	2	3
	Jul 25	0	1	8
	Aug 25	1	1	2
2025 - Total				
		9	9	51
2026	Sept 25	0	0	3
	Oct 25	2	1	7
	Nov 25	0	0	8
	Dec 25	2	0	0
	Jan 26	0	0	0
	Feb 26	1	2	3
	Mar 26	0	0	5
	Apr 26	0	0	8
2026 - Total				
		5	3	34
Registrations issued from March 2012 to April 2026			364	
Registrations Expired > 6 months as of April 2026			-112	
Registrations Expired < 6 months as of April 2026			-2	
Registrations Surrendered			-30	
Registrations Revoked			-3	
Registrations Relinquished			-41	
Registrations Re-Issued > 6 months after expiration date			-10	
Federally Regulated AMCs			-3	
TOTAL AMC REGISTRATIONS			163	

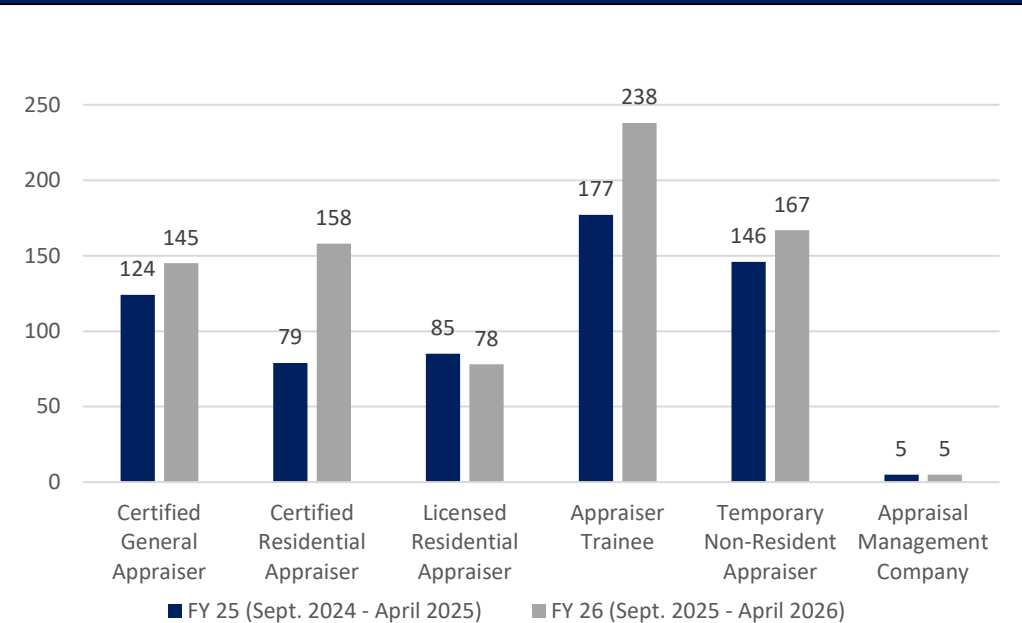
AMC Registrations Year-Over-Year			
	Total AMC Registrations	Variance	% Change
Fiscal Year 17	172		
Fiscal Year 18	168	-4	-2%
Fiscal Year 19	162	-6	-4%
Fiscal Year 20	163	1	1%
Fiscal Year 21	175	12	7%
Fiscal Year 22	174	-1	-1%
Fiscal Year 23	182	8	5%
Fiscal Year 24	166	-16	-9%
Fiscal Year 25	165	-1	-1%

Applications Received

Total Applications Received Year-Over-Year Comparison



Applications Received Year-to-Date Comparison



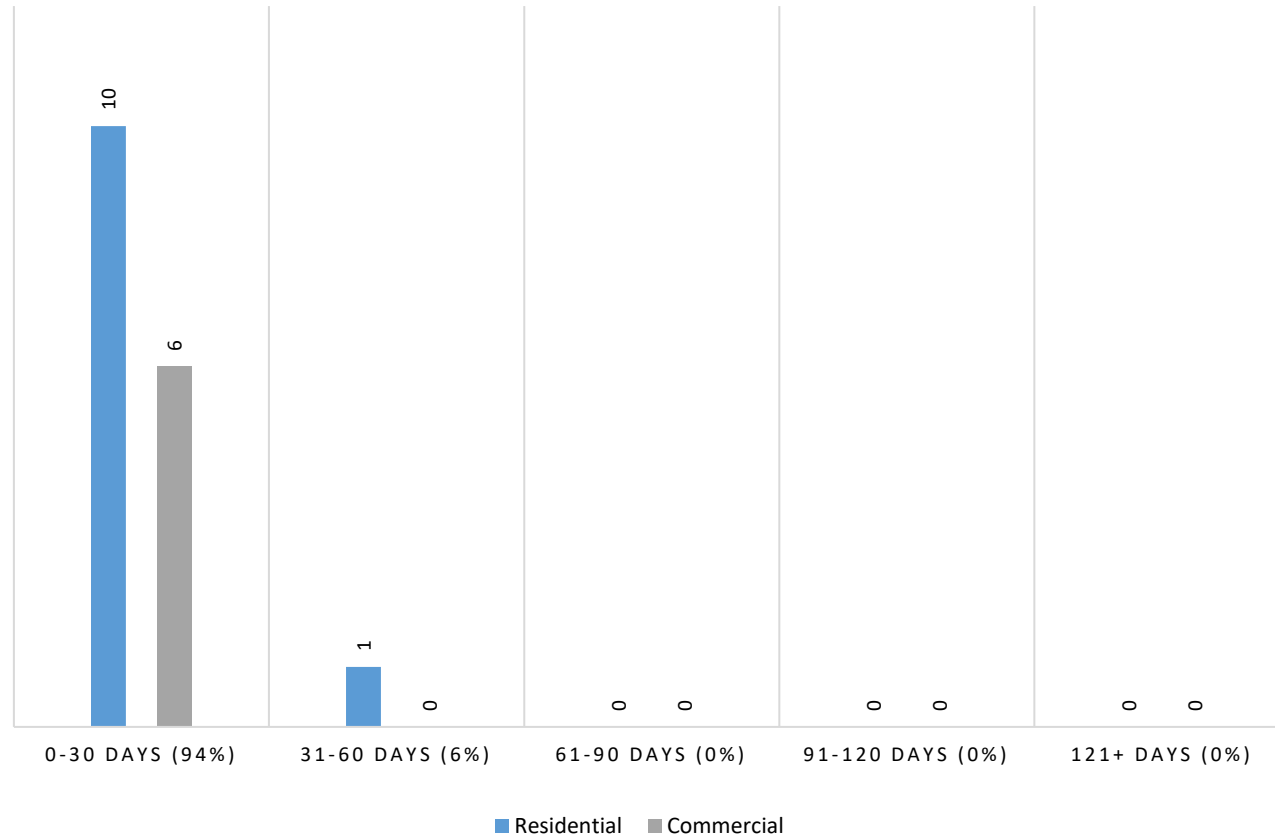
Applications Received Month-Over-Month Comparison

	Apr 25	May 25	June 25	July 25	Aug 25	Sept 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26
Certified General Appraiser	23	11	13	15	14	9	15	12	30	18	18	24	19
Certified Residential Appraiser	21	16	16	15	6	10	11	9	41	25	25	20	17
Licensed Residential Appraiser	10	13	7	12	9	10	5	4	13	12	9	14	11
Appraiser Trainee	23	37	28	35	30	46	23	19	24	37	29	27	33
Temporary Non-Resident Appraiser	17	19	21	23	19	26	14	17	16	25	26	19	24
Appraisal Management Company	0	2	1	0	1	0	2	0	2	0	1	0	0

Renewal Activity

Year-to-Date Comparison						
	FY 24 (Sept. 2023 - April 2024)		FY 26 (Sept. 2025 - April 2026)		Variance	Percent
	Renewed	% Renewed	Renewed	% Renewed		
Certified General Renewals	682	88%	708	87%	26	3.81%
Certified Residential Renewals	846	90%	882	86%	36	4.26%
Licensed Residential Renewals	136	71%	159	76%	23	16.91%
Appraiser Trainee Renewals	234	47%	205	60%	-29	-12.39%

Open Experience Audit Snapshot



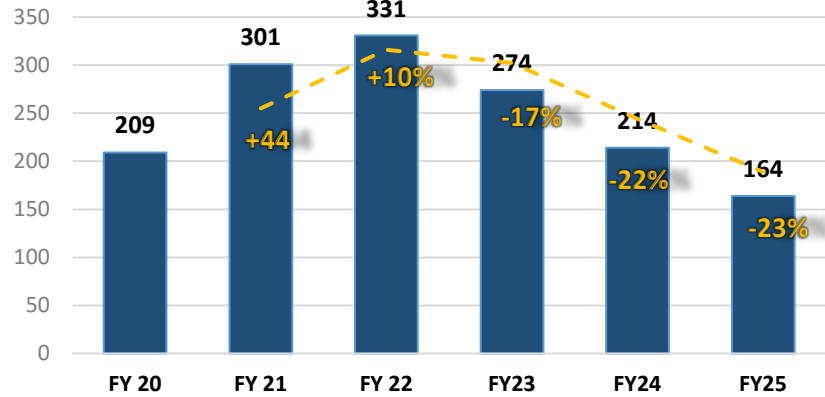
TALCB Enforcement Report

Current as of April 30, 2026

Complaints Received

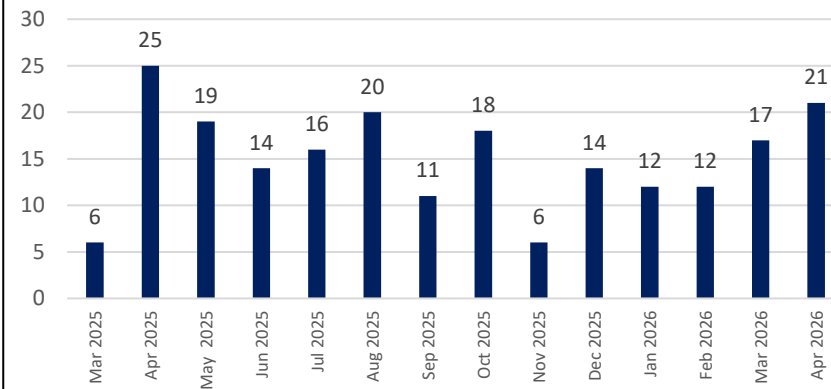
Complaints Received

Year-Over-Year



Complaints Received

Month-Over-Month

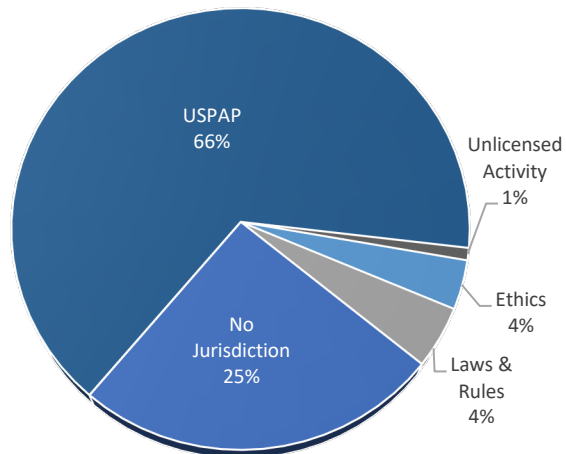


Fiscal Year 2026 Summary

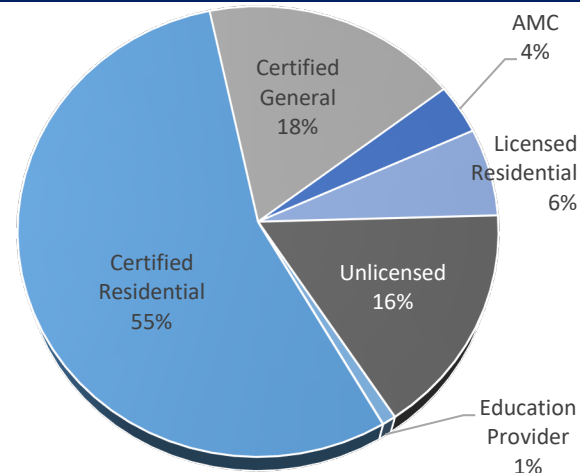
111	Complaints Received
108	Respondents
<1%	License Holders Receive a Complaint

Fiscal Year 2026 Complaints Received by Category

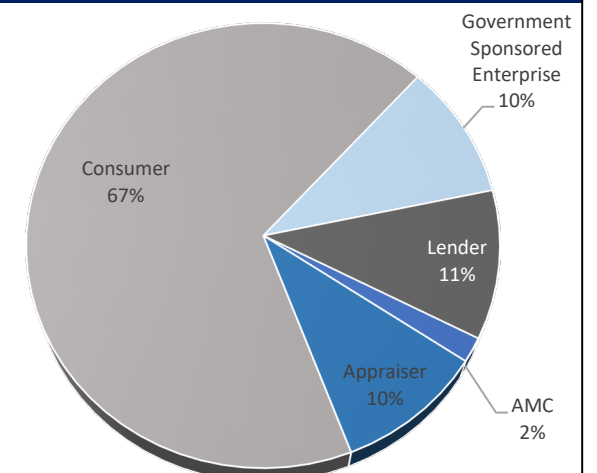
Breakdown by Classification



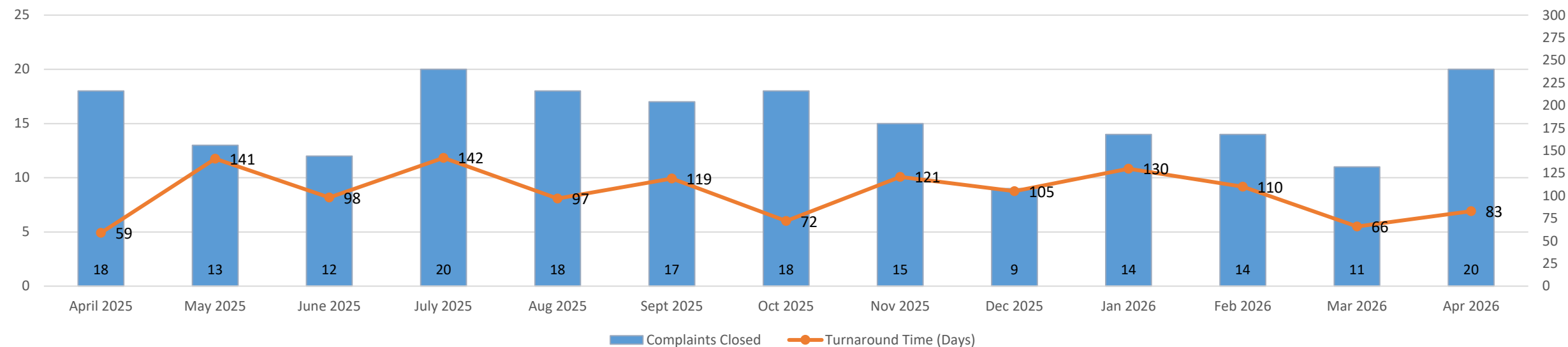
Breakdown by License



Breakdown by Source

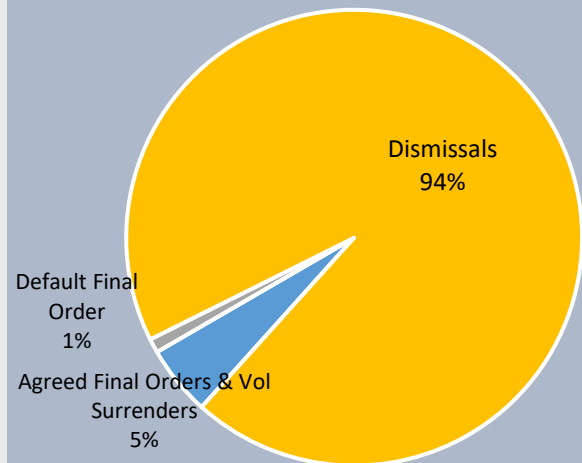


Complaint Resolution

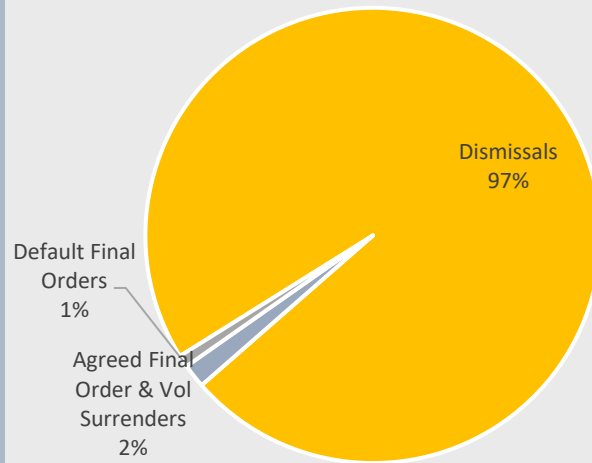


FY25 Complaint Outcome

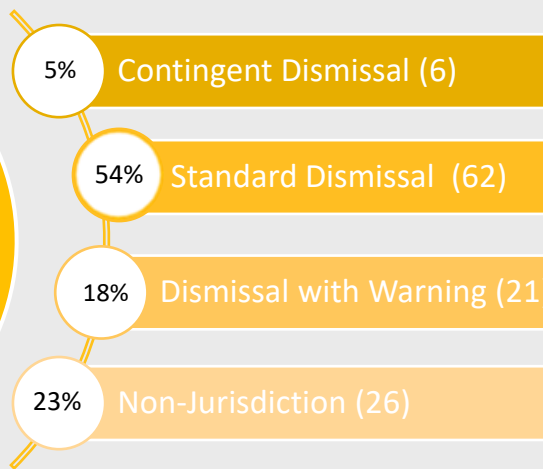
201 Complaints Resolved



FY26 Complaint Outcome



FY26 Dismissal Breakdown



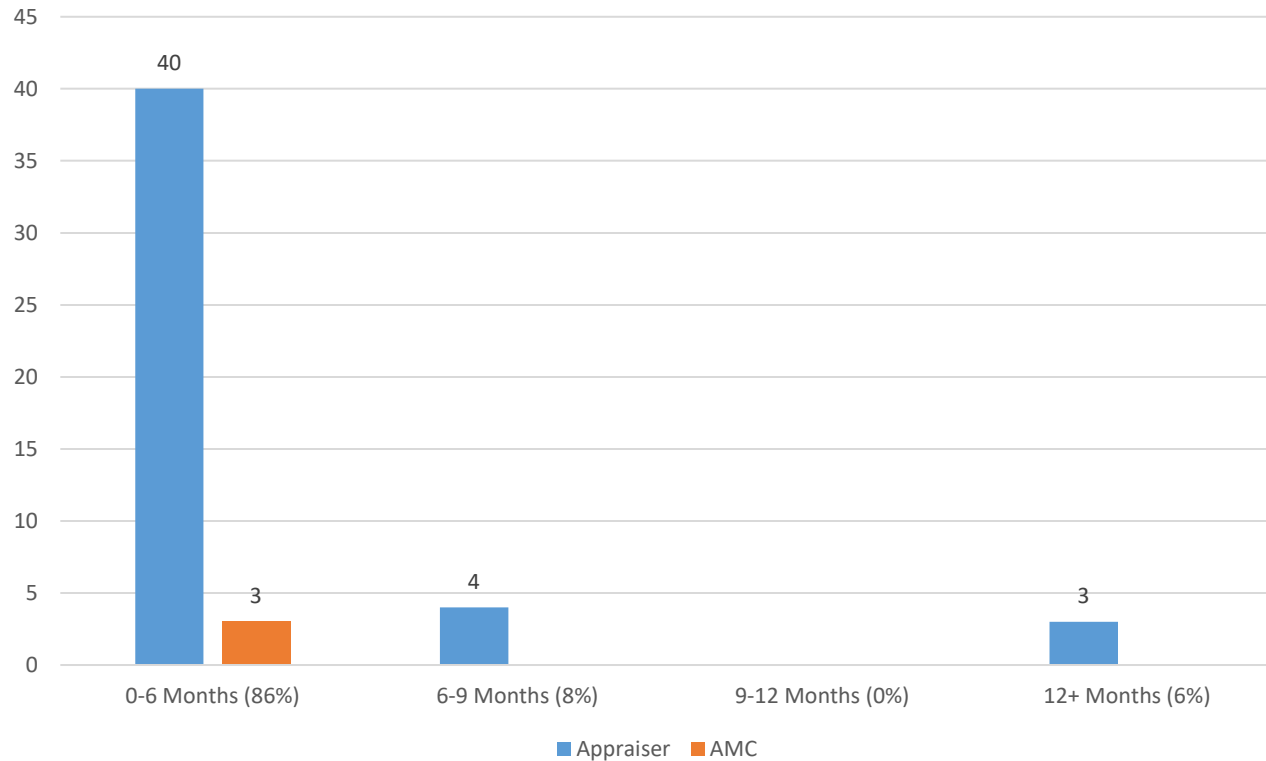
Fiscal Year 2026 Summary

118 Complaints Resolved

100 Days Average turnaround time
Sunset Goal: Resolve complaints within 180-day on average

<1% License holders receive discipline

Open Complaint Snapshot



Open Complaint Data

50 Open Complaints

4 Cases Currently Abated

- 4 pending litigation

3 Cases Over 1 Year Old

The ASC Policy Statements require that cases be resolved within 1-year, absent special documented circumstances. 3 cases involved abatements.



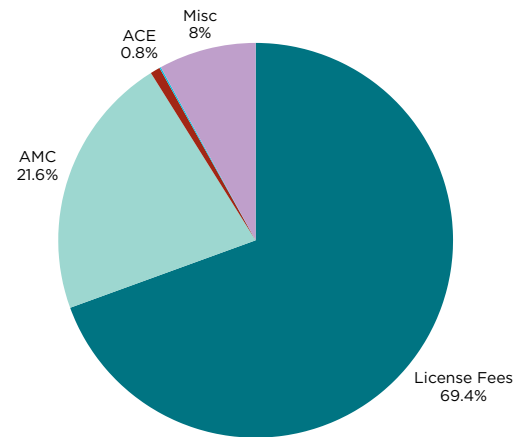
EXECUTIVE FINANCIAL REPORT

APR 2026

Total Revenue (YTD) \$1,532,333	Total Expenses (YTD) \$1,383,025	Gain/Loss \$149,308
---	--	-------------------------------

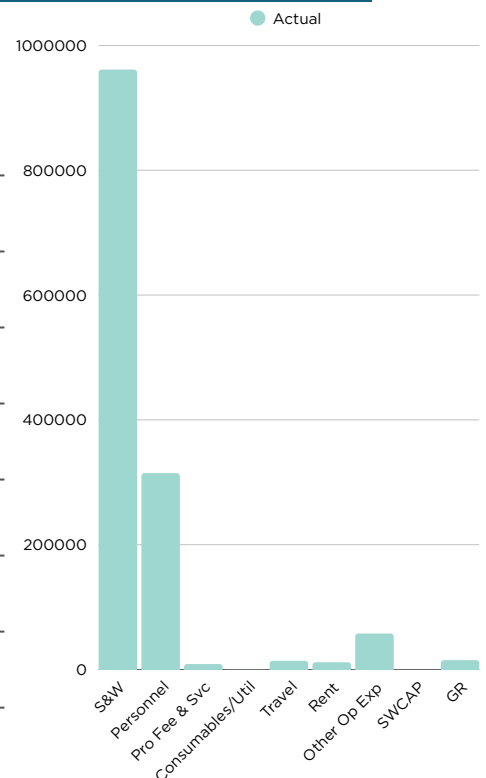
Income Report

Source	Budgeted	Actual	Difference
License Fees	1,653,005	1,064,175	588,830
AMC's	764,465	331,735	432,730
ACE Program	18,365	12,320	6,045
Exam Fees	3,890	1,850	2,040
Miscellaneous Revenue	68,945	122,253	(53,308)
Total Income	\$2,508,670	1,532,333	976,337



Expenses Report

Source	Budgeted	Actual	Difference
Salaries & Wages	1,651,978	961,365	690,613
Other Personnel Costs	517,736	314,609	203,127
Professional Fees & Svcs	117,835	8,748	169,087
Consumables/Utilities	2,143	89	2,054
Travel	42,000	13,931	28,069
Rent (Buildings/Equip)	11,614	11,645	(31)
Other Operating Expenses	115,601	57,637	57,964
SWCAP	51,807	0	51,807
Annual GR Payment	22,500	15,000	7,500
Total Expenses	\$2,593,214	1,383,025	1,210,189





EXECUTIVE FINANCIAL REPORT

APR 2026

Notes

- Our ending revenue collection for the month of April is at 61.1%, or \$1,532,333. We were below our target collection rate of 66.6% for the end of April 2026.
- Our ending expenses for April were at 53.3%, which was below our projected expense target of 66.6% at the end of April 2026.
- Our revenue exceeded our expenditures; therefore, we have an operational gain of \$149,308.

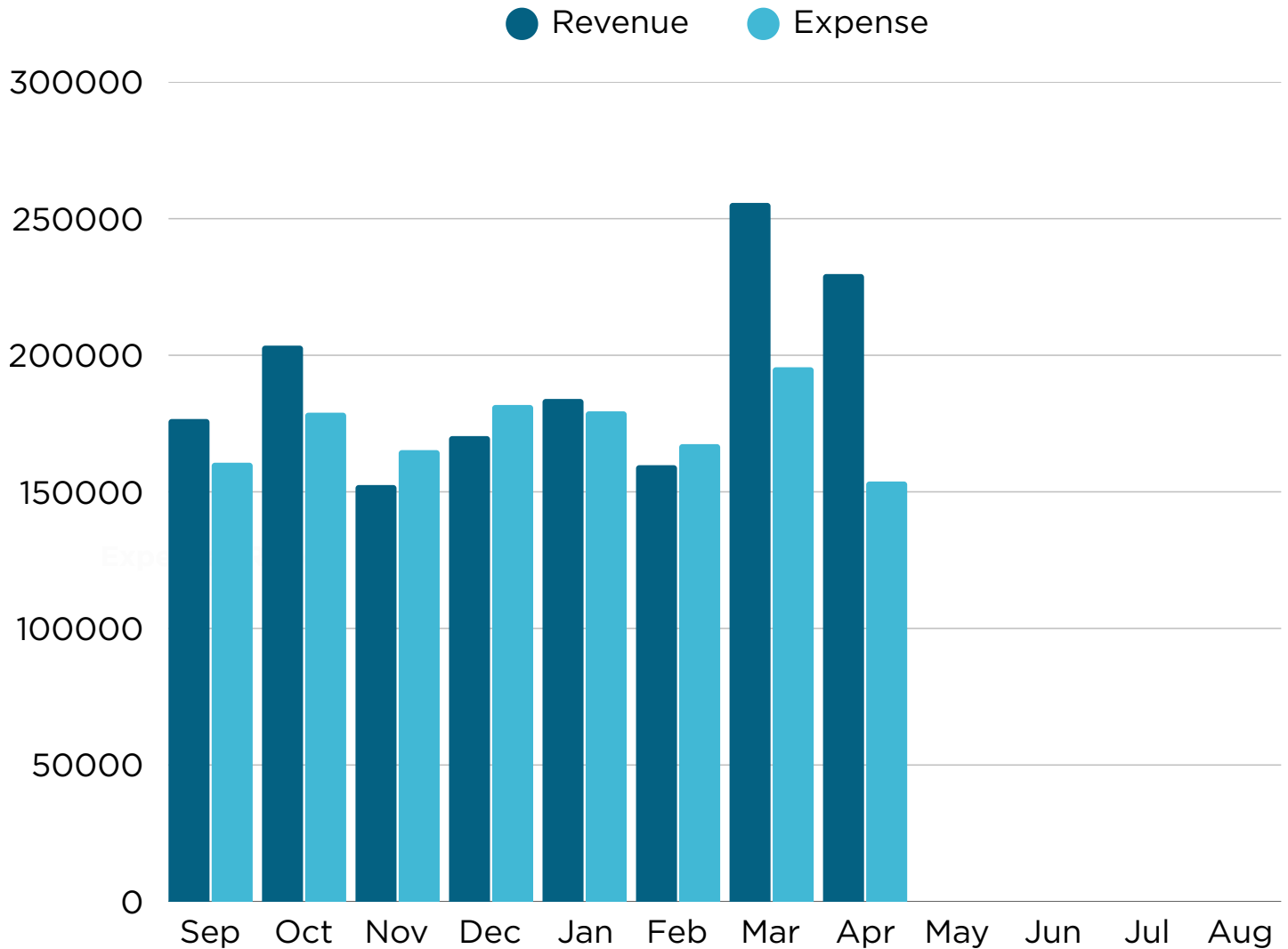
Expenses Report



EXECUTIVE FINANCIAL REPORT

APR 2026

FY26 Monthly Activity





MONTHLY INVESTMENT REPORT AS OF APR 30, 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 Appraiser Licensing and Certification Board 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 TALCB Operating and special purpose fund (Education Development Fund Account) 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 ARP 30, 2026

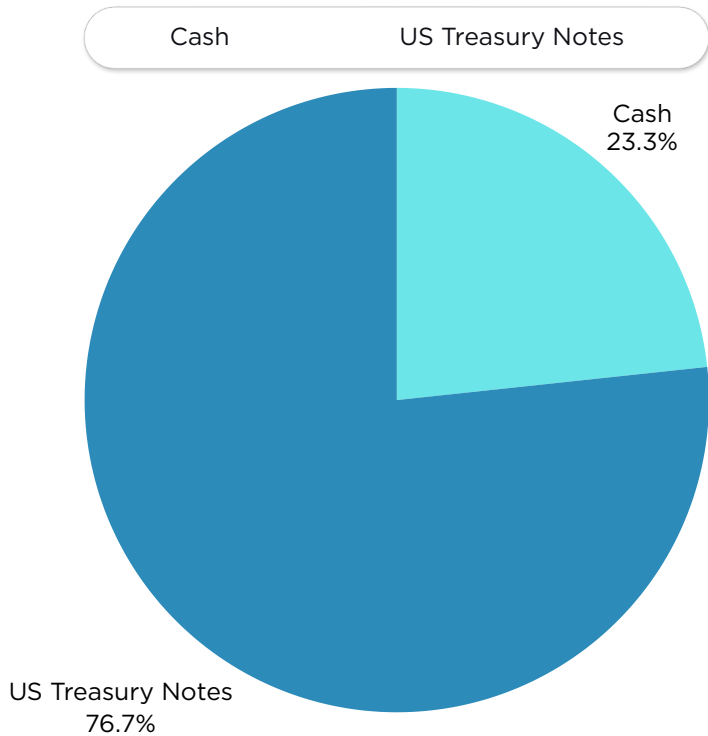
Financial Services Division
TX Appraiser Licensing & Certification Board Operating Account No. 3056 Investments
Holdings Report

For the Month of April 2026

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
06/16/2025	967,000.00	967,071.22	968,208.75	(339.96)	967,868.79	15,013.07	U.S. T-Notes, 4.125	06/15/2026
09/15/2025	252,000.00	254,254.22	253,082.81	(157.50)	252,925.31	1,488.55	U.S. T-Notes, 4.625	09/15/2026
12/15/2025	991,000.00	999,090.59	995,684.02	(193.55)	995,490.47	16,318.15	U.S. T-Notes, 4.375	12/15/2026
03/16/2026	795,000.00	799,656.85	799,037.11	(310.55)	798,726.56	4,315.25	U.S. T-Notes, 4.25	03/15/2027
Totals	\$ 3,005,000.00	\$ 3,020,072.88	\$ 3,016,012.69	\$ (691.01)	\$ 3,015,011.13	\$ 37,135.02		

Monthly Activity		
Beginning Balance	Current Month	Cumulative Totals
Beginning Cash Available Balance 04/01/2026	\$ 858,929.23	
Current Month Receipts	\$ 229,984.47	
Current Month Disbursements	\$ (172,726.27)	
Total Cash		\$ 916,187.43
Investment Ending Market Value		3,015,011.13
Total Account Balance		3,931,198.56
Operating Reserves		(1,296,609.00)
Ending Balance Available for Operations 04/30/2026		\$ 2,634,589.56

Investment Compliance: These investments have been made in compliance with the Board's Investment Policy.





MONTHLY INVESTMENT REPORT AS OF APR 30, 2026

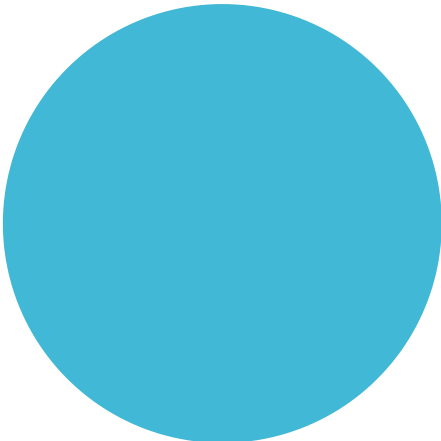
Financial Services Division

Tx Appraiser Licensing & Certification Board Administrative Penalties Account No. 3193

April 2026

Monthly Activity		
Beginning Balance	Current Month	Cumulative Totals

Beginning Cash Available Balance 04/01/2026	\$	35,054.51	
Current Month Receipts	Admin Penalties	\$	0.00
	Interest Earned		105.07
Current Month Disbursements		\$	(11.19)
Total Cash			\$ 35,148.39
Reserved for Education Development			0.00
Ending Balance Available 04/30/2026			\$ 35,148.39



REPO
100%