



Staff Reports for May 2026

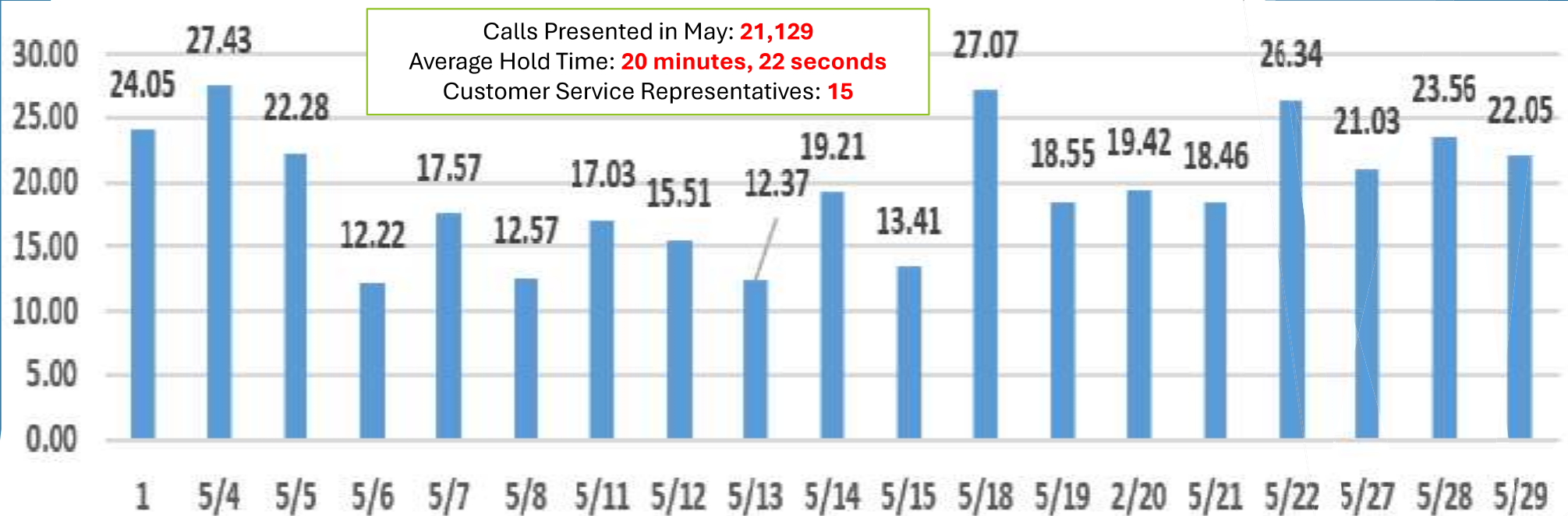
Customer Relations Division

May 2026, Monthly Report

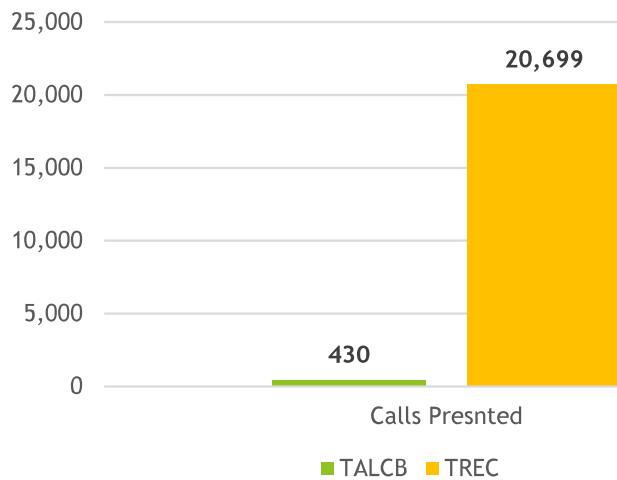


Customer Relations Division

May 2026 Hold Time per Day



TREC & TALCB

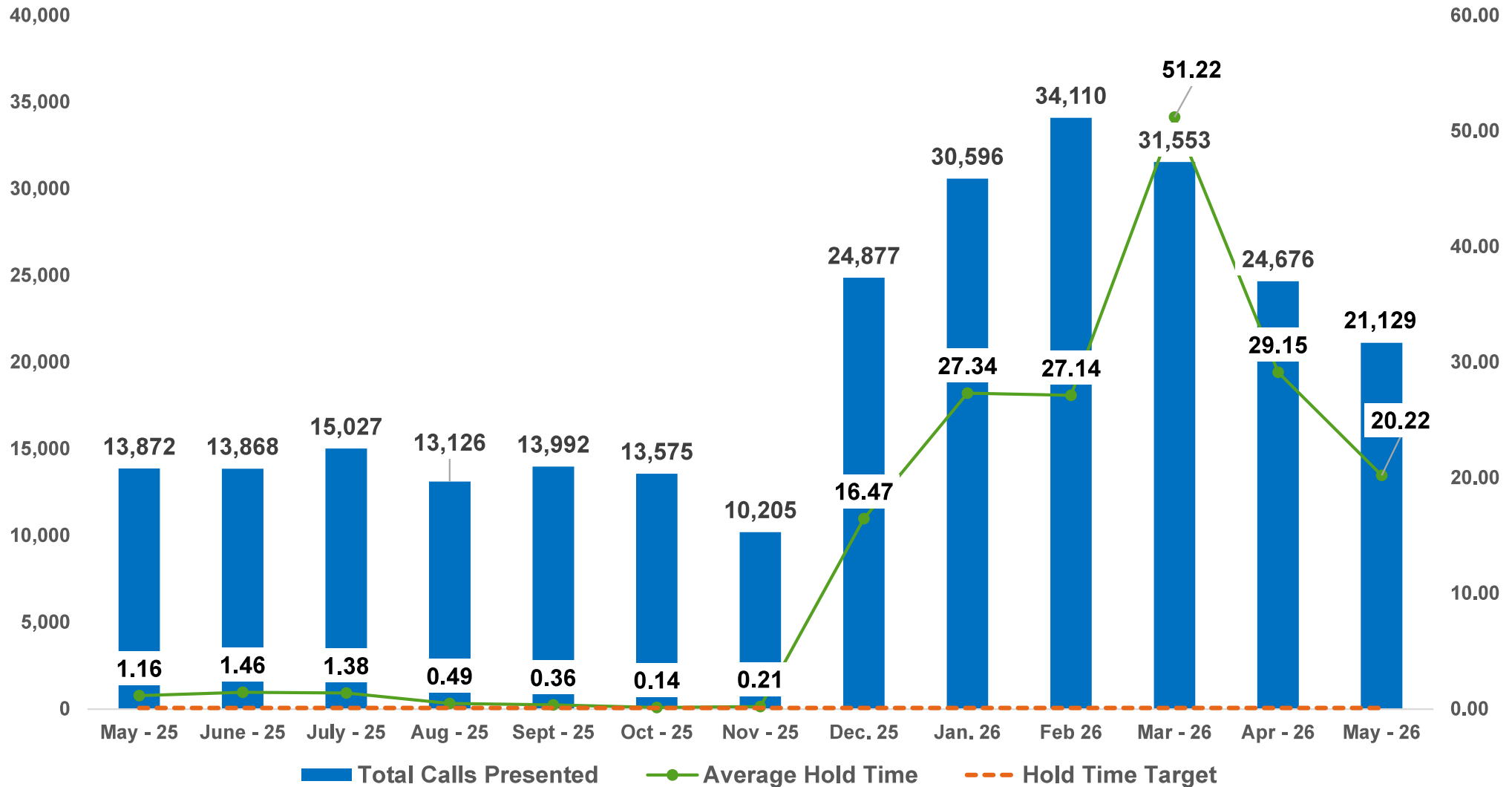


TALCB – 430 Calls (2.03%) 12 minutes, 24 second hold time
TREC – 20,699 Calls (97.97%) 20 minutes, 32 second hold time



Customer Relations Division

13 Month Comparison of Calls Presented vs. Hold Time



Customer Relations Division

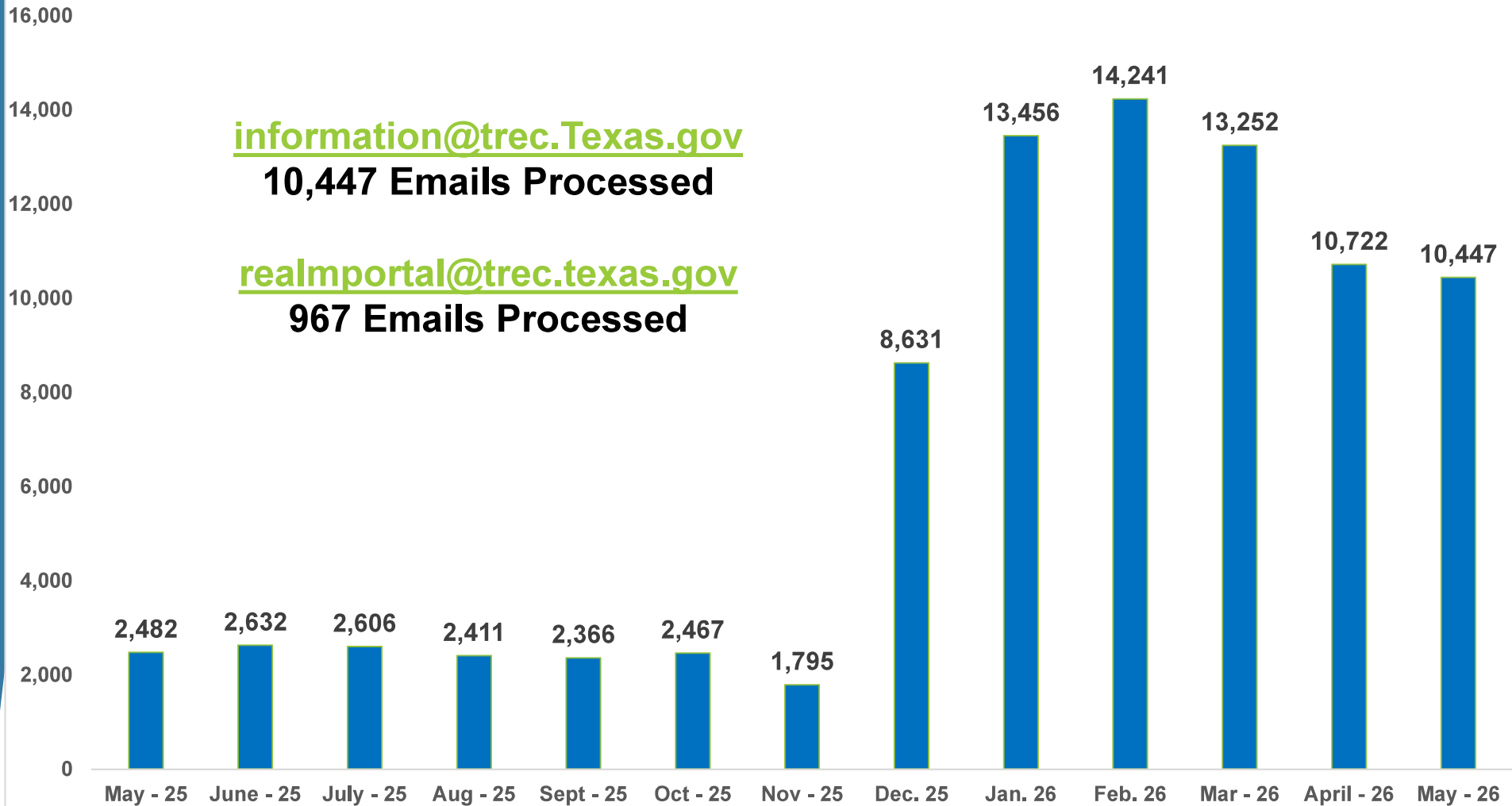
13 Month Comparison of Emails Processed

information@trec.texas.gov

10,447 Emails Processed

realImportal@trec.texas.gov

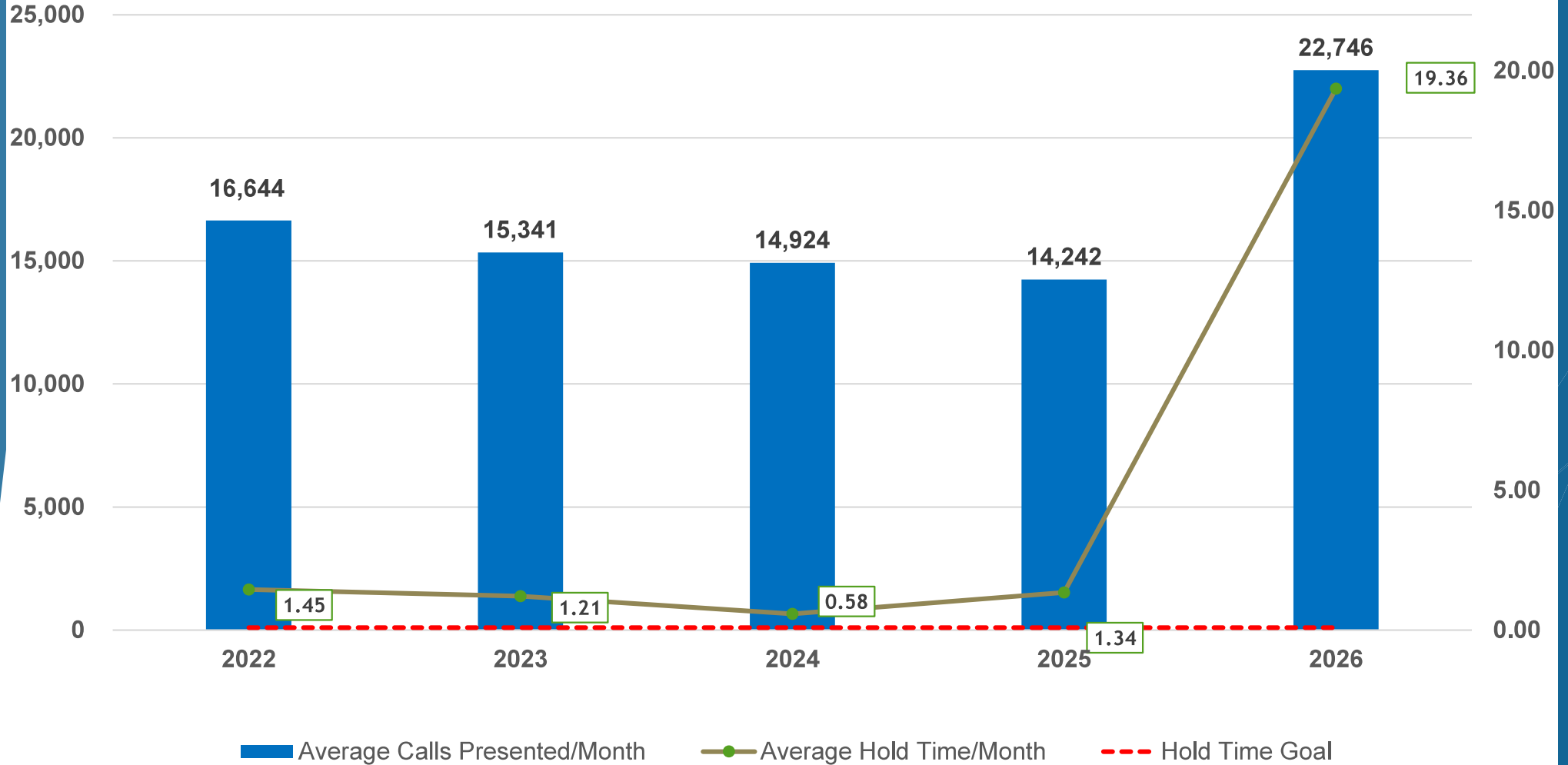
967 Emails Processed



Customer Relations Division

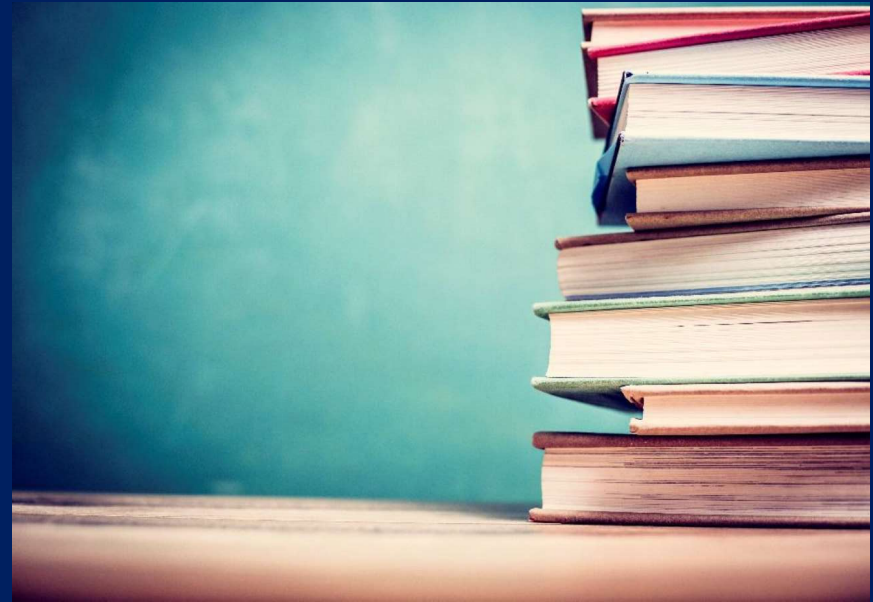
Fiscal Year Comparison

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



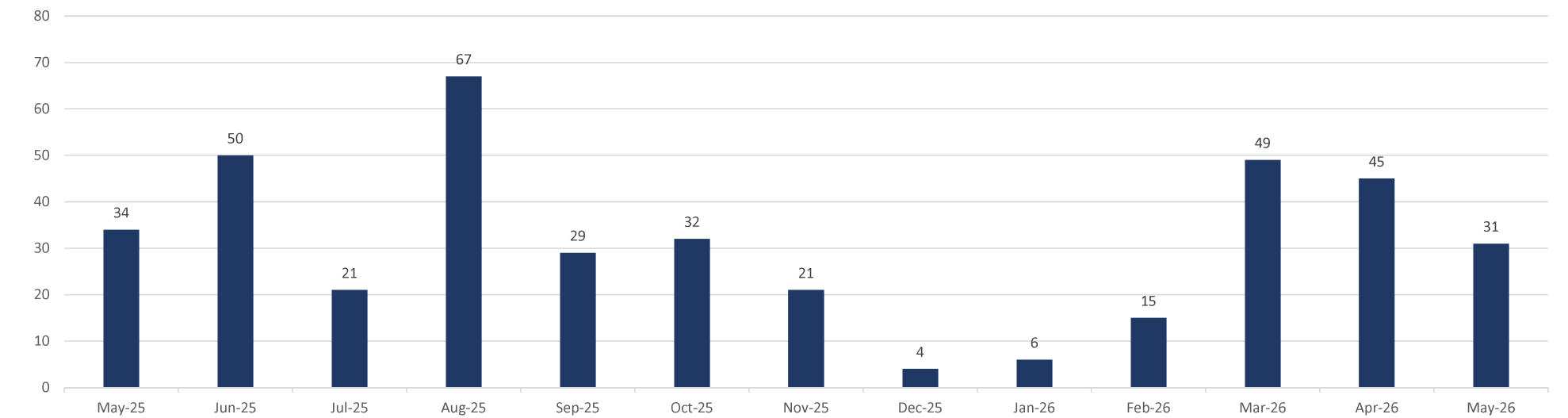
TALCB Education Report

May 2026

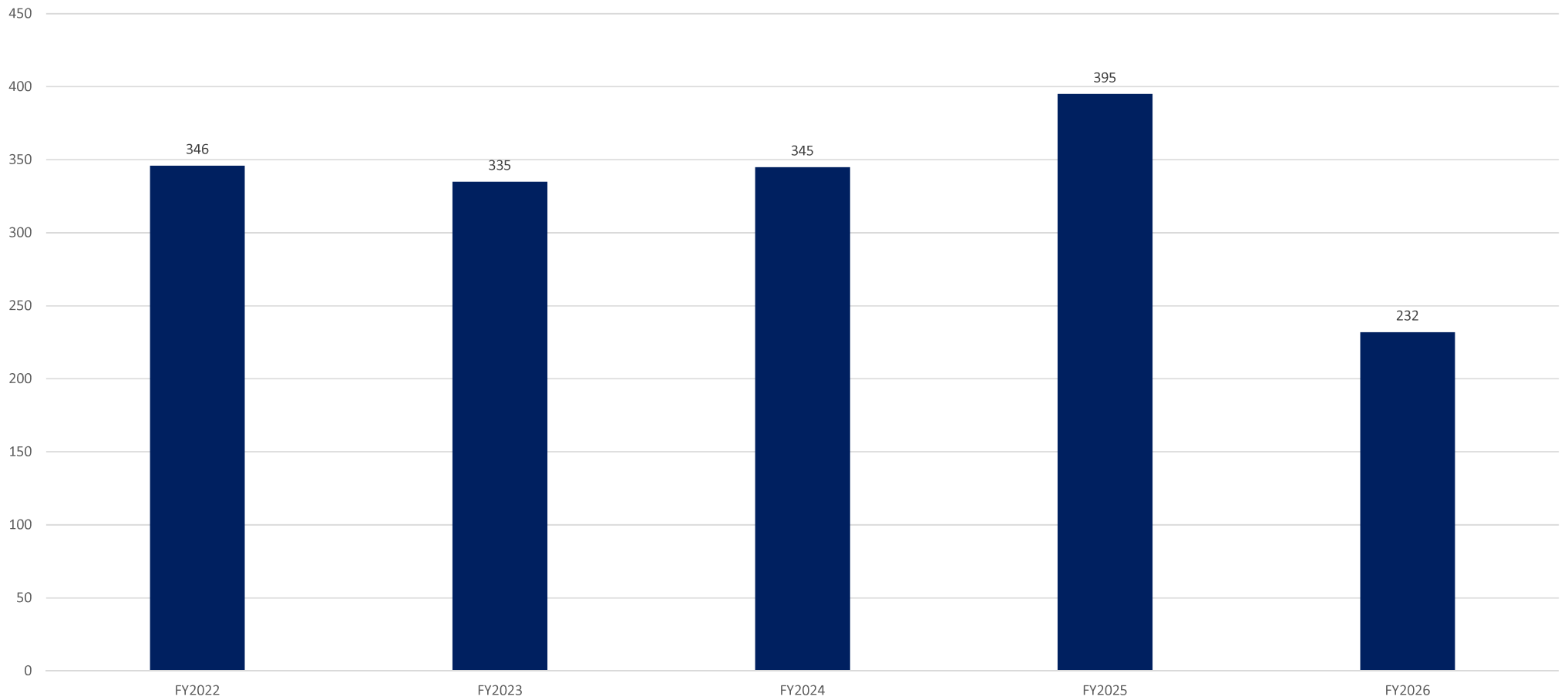


TALCB Provider and Course Applications													
FY2026													
	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	YTD
Applications Received													
Initial ACE Provider	0	0	2	1	0	1	0	1	1				6
Renewal ACE Provider	3	1	0	1	1	0	2	1	0				9
Initial ACE Elective Course	10	14	8	6	10	21	22	10	12				113
Classroom Delivery	8	11	6	2	8	15	19	9	10				88
Online Delivery	2	3	2	4	2	6	3	1	2				25
Renewal ACE Elective Course	10	7	8	2	17	8	16	10	15				93
Classroom Delivery	3	1	3	1	8	5	10	5	5				41
Online Delivery	7	6	5	1	9	3	6	5	10				52
Qualifying Course Acceptance	6	5	3	0	4	2	10	4	1				35
Classroom Delivery	1	2	2	0	2	2	5	1	1				16
Online Delivery	5	3	1	0	2	0	5	3	0				19
Total Applications Received	29	27	21	10	32	32	50	26	29				256
	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	1				4
Renewal ACE Provider	2	1	0	0	0	1	1	1	1				7
Initial ACE Elective Course	7	18	8	2	2	2	27	16	11				93
Classroom Delivery	5	13	6	2	1	1	17	15	10				70
Online Delivery	2	5	2	0	1	1	10	1	1				23
Renewal ACE Elective Course	13	8	8	0	2	10	13	22	15				91
Classroom Delivery	4	2	3	0	1	6	9	11	4				40
Online Delivery	9	6	5	0	1	4	4	11	11				51
Qualifying Course Acceptance	7	5	3	2	1	2	8	6	3				37
Classroom Delivery	1	2	1	2	1	1	6	2	1				17
Online Delivery	6	3	2	0	0	1	2	4	2				20
Total Applications Approved	29	32	21	4	6	15	49	45	31				232

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	May-26
Initial ACE Provider	0	0	0	0	1	0	0	2	0	1	0	0	0	1
Renewal ACE Provider	0	0	0	8	4	2	1	0	0	0	1	1	1	1
All ACE Provider Applications	0	0	0	8	5	2	1	2	0	1	1	1	1	2
Qualifying Course Acceptance	0	5	4	3	13	7	5	3	2	1	2	8	6	3
ACE Courses	19	29	46	10	49	20	26	16	2	4	12	40	38	26
All Course Applications	19	34	50	13	62	27	31	19	4	5	14	48	44	29
All Applications Approved	19	34	50	21	67	29	32	21	4	6	15	49	45	31

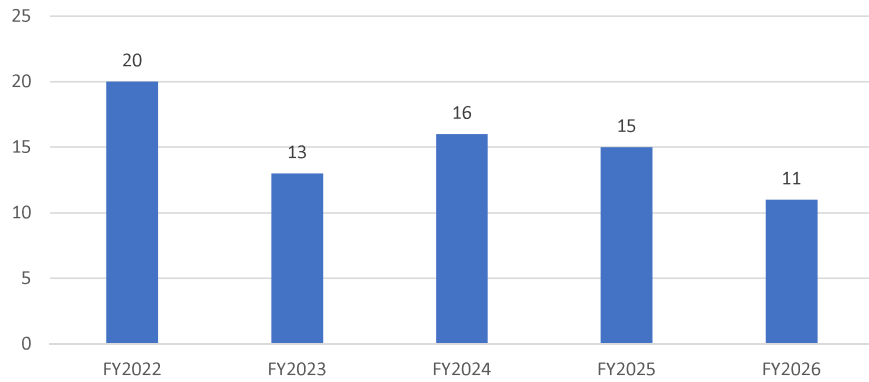


Applications Approved Year-Over-Year Comparison

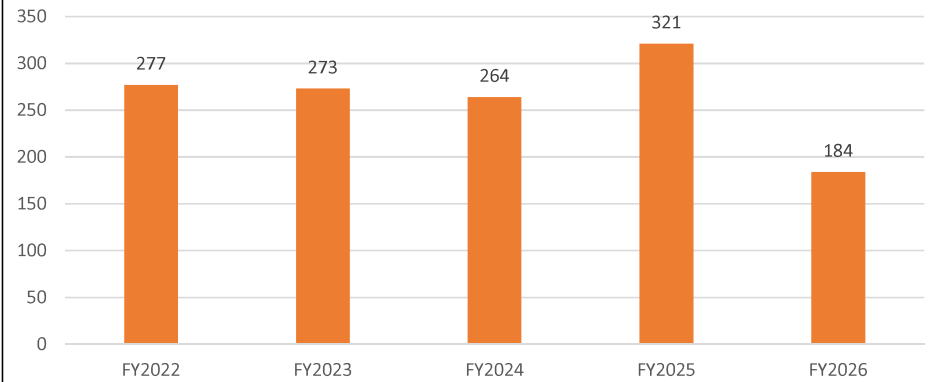


TALCB Total Applications Approved - Fiscal Year

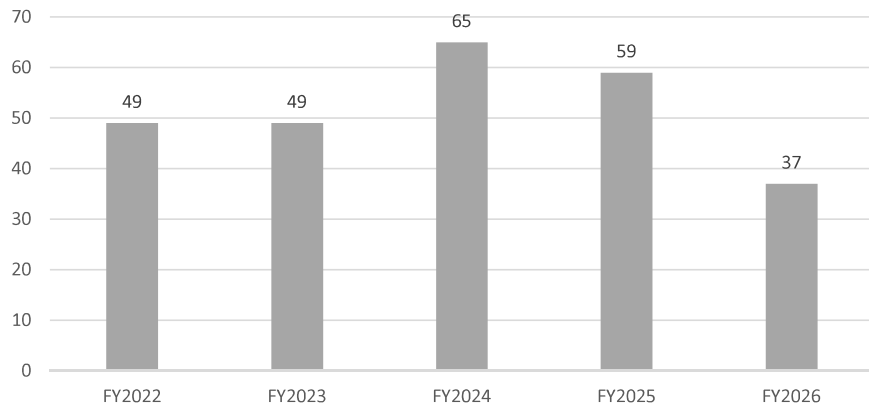
ACE Providers Approved



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	21	7	28	75%	8	17	25	32%	53	55%	39	74%
FYTD 2025	28	10	38	74%	9	17	26	35%	64	58%	51	73%
May 2026	5	1	6	83%	0	3	3	0%	9	56%	7	71%
May 2025	3	1	4	75%	0	6	6	0%	10	30%	10	30%

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	Pass Rate	
FYTD 2026	23	16	39	59%	14	12	26	54%	65	57%	41	90%
FYTD 2025	36	19	55	65%	17	33	50	34%	105	50%	67	79%
May 2026	1	2	3	33%	5	3	8	63%	11	55%	7	86%
May 2025	4	1	5	80%	0	6	6	0%	11	36%	9	44%

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	17	14	31	55%	13	35	48	27%	79	38%	46	65%
FYTD 2025	29	20	49	59%	17	34	51	33%	100	46%	65	71%
May 2026	1	1	2	50%	1	1	2	50%	4	50%	3	67%
May 2025	3	1	4	75%	2	4	6	33%	10	50%	9	56%

TALCB Licensing Report

Current as of May 31, 2026

TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD
ACTIVE CERTIFICATIONS AND LICENSES
May 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
	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	-13
	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
	May 26	2,350	2,648	557	5,555	-24	774	-9	6,329	-33
May 26										
Inactive Appraisers		GENERAL 40	RESIDENTIAL 59	LICENSE 17	TOTAL 116		TRAINEE 74		TOTAL 190	
Out-of-State Temporary Registrations:									110	
Total All License Holders:									6,629	

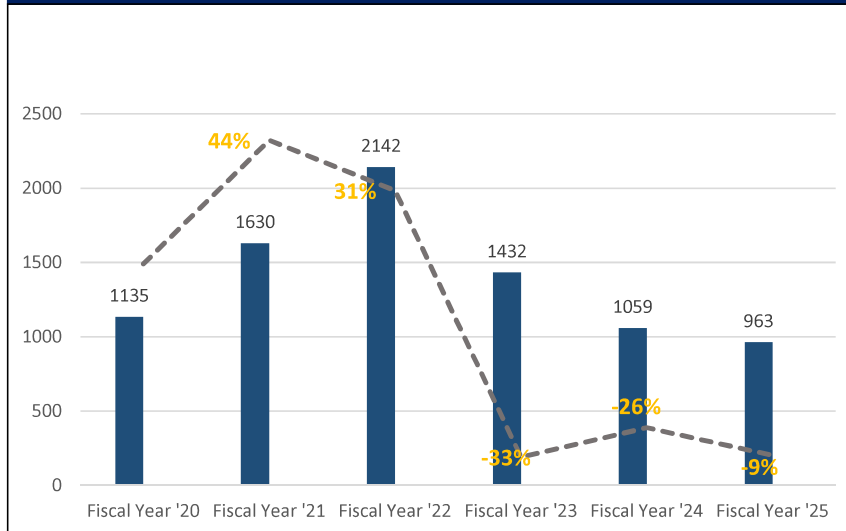
TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD
APPRAISAL MANAGEMENT COMPANY REGISTRATIONS
May 2026

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
	May 26	0	0	21
2026 - Total		5	3	55
Registrations issued from March 2012 to May 2026			364	
Registrations Expired > 6 months as of May 2026			-112	
Registrations Expired < 6 months as of May 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	

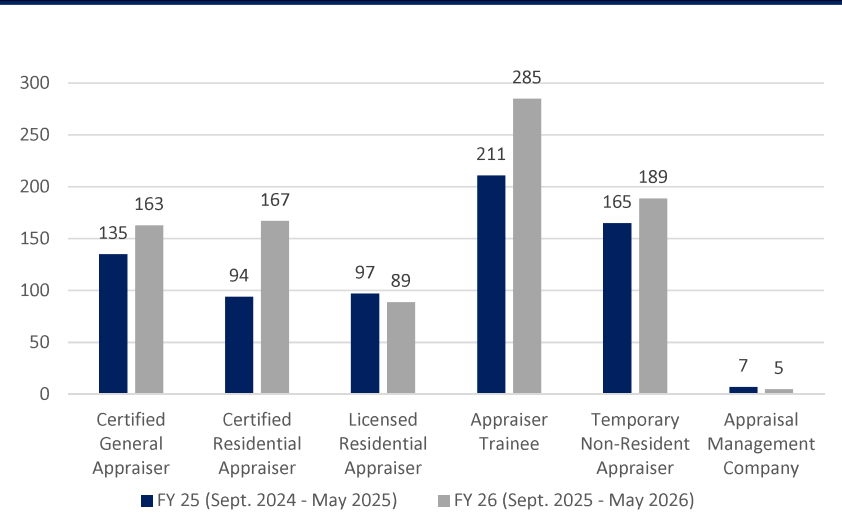
AMC Registrations Year-Over-Year			
	Total AMC Registrations	Variance	% Change
Fiscal Year 17	172		
Fiscal Year 18	168	-4	-2%
Fiscal Year 19	162	-6	-4%
Fiscal Year 20	163	1	1%
Fiscal Year 21	175	12	7%
Fiscal Year 22	174	-1	-1%
Fiscal Year 23	182	8	5%
Fiscal Year 24	166	-16	-9%
Fiscal Year 25	165	-1	-1%

Applications Received

Total Applications Received Year-Over-Year Comparison



Applications Received Year-to-Date Comparison



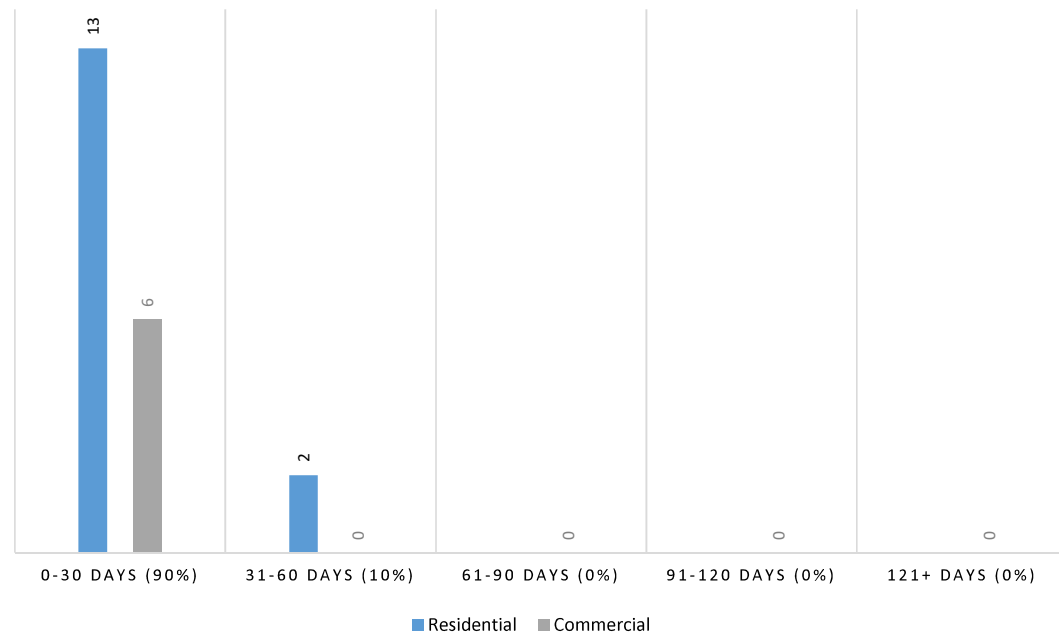
Applications Received Month-Over-Month Comparison

	May 25	June 25	July 25	Aug 25	Sept 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26
Certified General Appraiser	11	13	15	14	9	15	12	30	18	18	24	19	18
Certified Residential Appraiser	16	16	15	6	10	11	9	41	25	25	20	17	9
Licensed Residential Appraiser	13	7	12	9	10	5	4	13	12	9	14	11	11
Appraiser Trainee	37	28	35	30	46	23	19	24	37	29	27	33	47
Temporary Non-Resident Appraiser	19	21	23	19	26	14	17	16	25	26	19	24	22
Appraisal Management Company	2	1	0	1	0	2	0	2	0	1	0	0	0

Renewal Activity

Year-to-Date Comparison						
	FY 24 (Sept. 2023 - May 2024)		FY 26 (Sept. 2025 - May 2026)		Variance	Percent
	Renewed	% Renewed	Renewed	% Renewed		
Certified General Renewals	753	87%	782	86%	29	3.85%
Certified Residential Renewals	937	91%	965	85%	28	2.99%
Licensed Residential Renewals	155	69%	178	75%	23	14.84%
Appraiser Trainee Renewals	275	48%	237	59%	-38	-13.82%

Open Experience Audit Snapshot



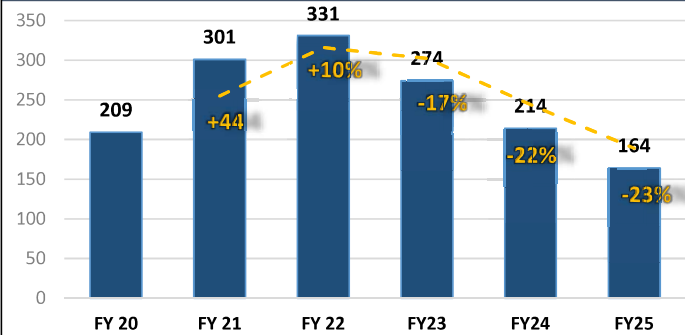
TALCB Enforcement Report

Current as of May 31, 2026

Complaints Received

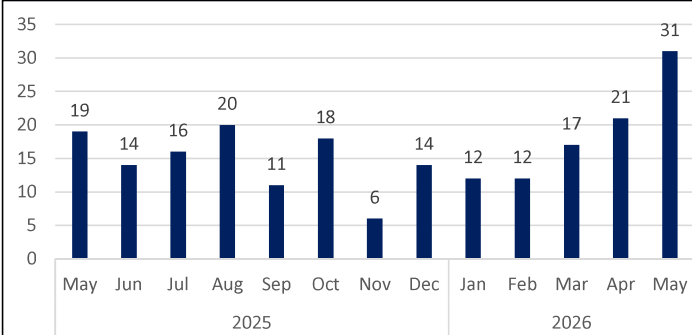
Complaints Received

Year-Over-Year



Complaints Received

Month-Over-Month

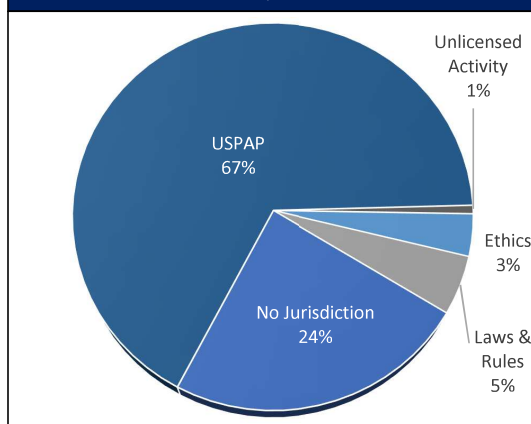


Fiscal Year 2026 Summary

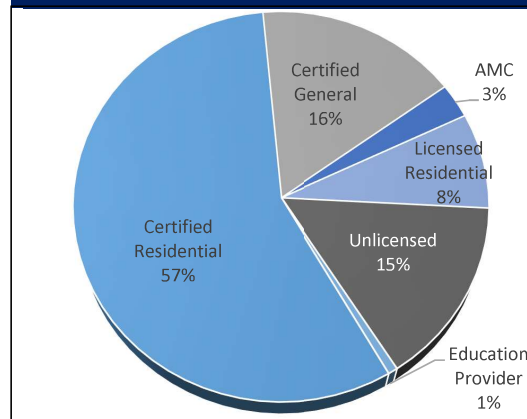
142	Complaints Received
132	Respondents
<1%	License Holders Receive a Complaint

Fiscal Year 2026 Complaints Received by Category

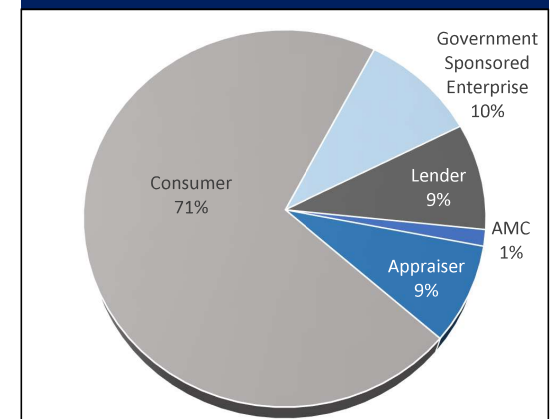
Breakdown by Classification



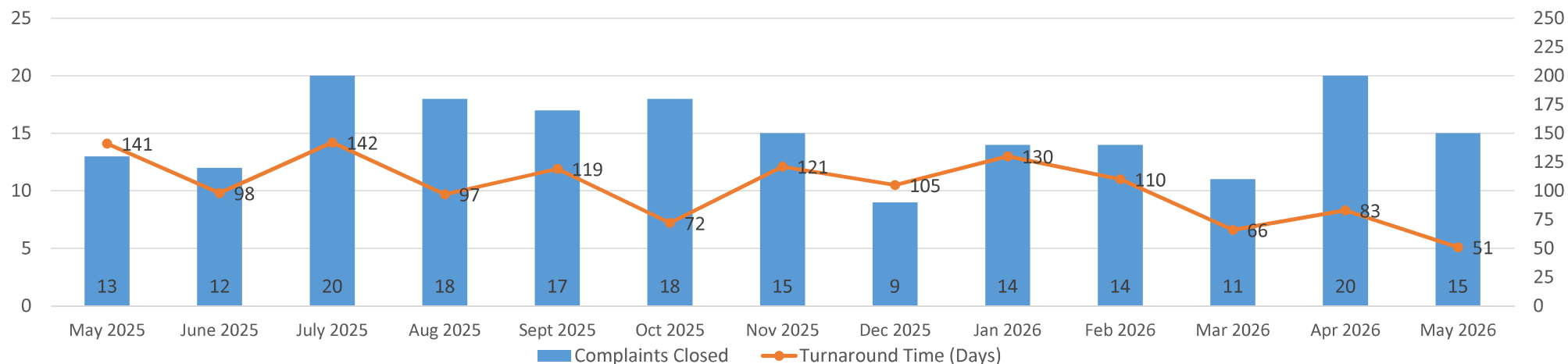
Breakdown by License



Breakdown by Source

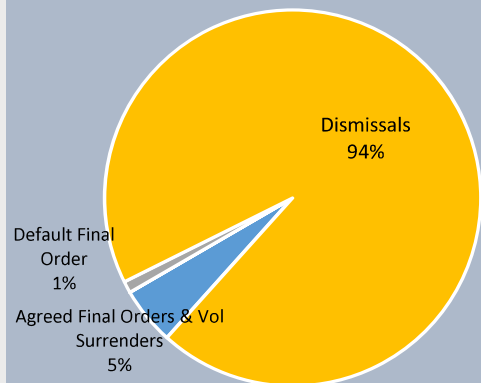


Complaint Resolution

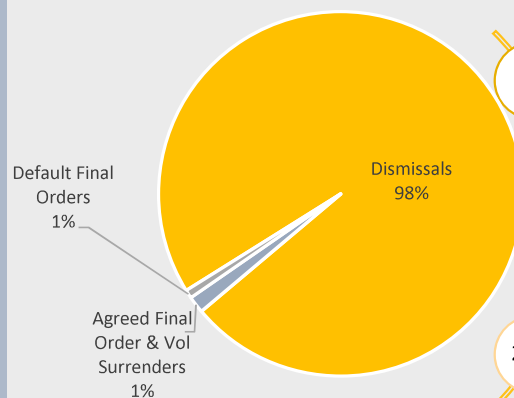


FY25 Complaint Outcome

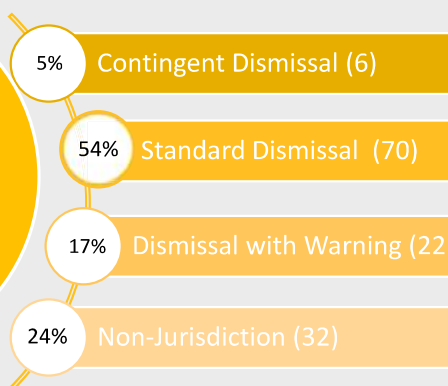
201 Complaints Resolved



FY26 Complaint Outcome



FY26 Dismissal Breakdown



Fiscal Year 2026 Summary

133

Complaints Resolved

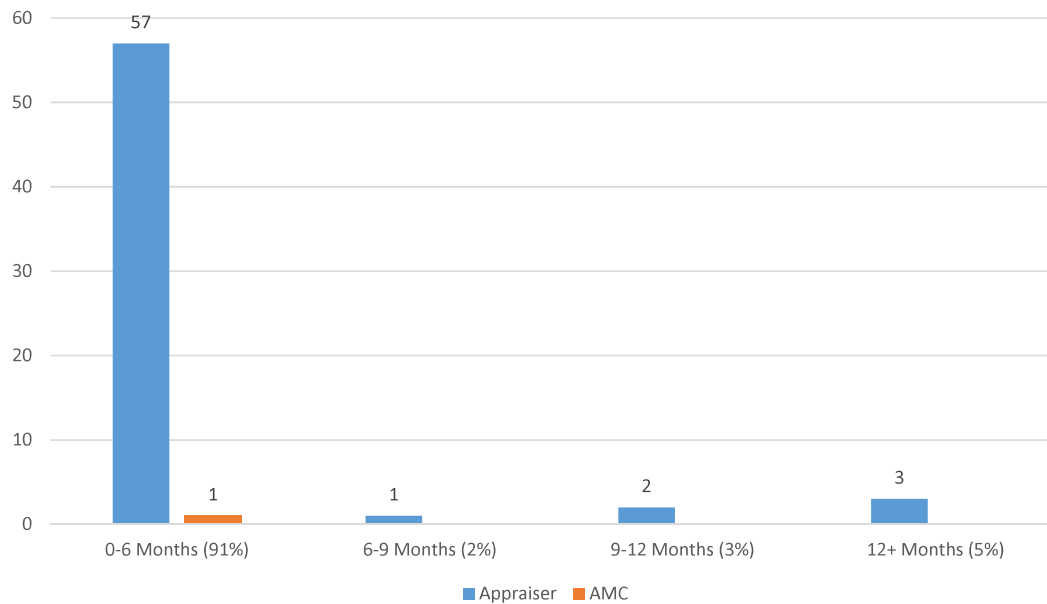
95 Days

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

<1%

License holders receive discipline

Open Complaint Snapshot



Open Complaint Data

64 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.



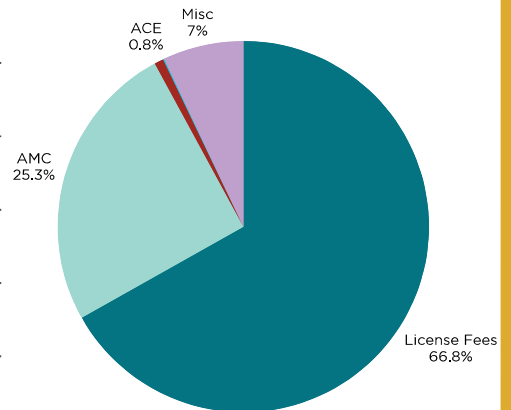
EXECUTIVE FINANCIAL REPORT

MAY 2026

Total Revenue (YTD)	Total Expenses (YTD)	Gain/Loss
\$1,784,955	\$1,532,348	\$252,607

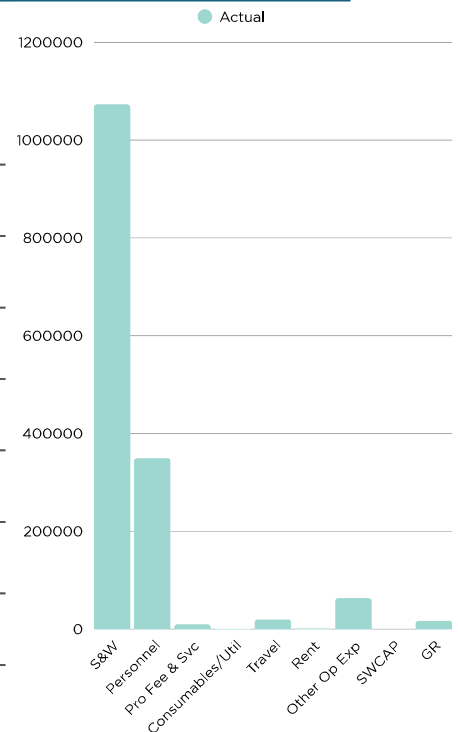
Income Report

Source	Budgeted	Actual	Difference
License Fees	1,653,005	1,192,895	460,110
AMC's	764,465	451,000	313,465
ACE Program	18,365	13,895	4,470
Exam Fees	3,890	1,850	2,040
Miscellaneous Revenue	68,945	125,315	(56,370)
Total Income	\$2,508,670	1,784,955	723,715



Expenses Report

Source	Budgeted	Actual	Difference
Salaries & Wages	1,651,978	1,072,790	579,188
Other Personnel Costs	517,736	349,380	168,356
Professional Fees & Svcs	117,835	9,510	168,356
Consumables/Utilities	2,143	124	2,019
Travel	42,000	19,494	22,506
Rent (Buildings/Equip)	11,614	1,172	10,442
Other Operating Expenses	115,601	63,002	52,599
SWCAP	51,807	0	51,807
Annual GR Payment	22,500	16,875	5,625
Total Expenses	\$2,593,214	1,532,348	1,060,866





EXECUTIVE FINANCIAL REPORT

MAY 2026

Notes

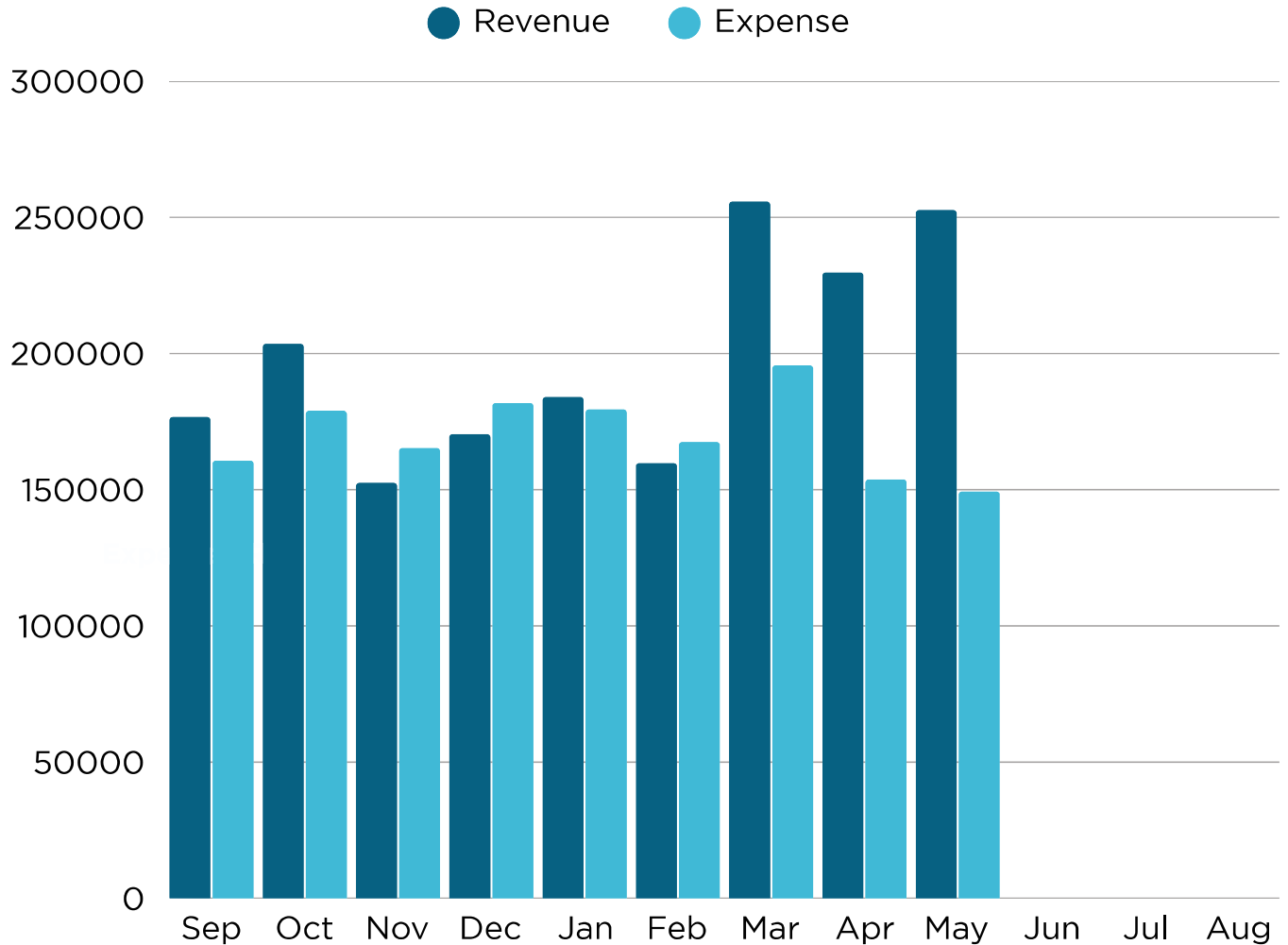
- Our ending revenue collection for the month of May is at 71.2%, or \$1,784,955. We were below our target collection rate of 75% for the end of May 2026.
- Our ending expenses for May were at 59.1%, which was below our projected expense target of 75% at the end of May 2026.
- Our revenue exceeded our expenditures; therefore, we have an operational gain of \$252,607.



EXECUTIVE FINANCIAL REPORT

MAY 2026

FY26 Monthly Activity





MONTHLY INVESTMENT REPORT AS OF MAY 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 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 MAY 31, 2026

Financial Services Division

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

For the Month of May 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	967,868.79	(566.60)	967,302.19	18,410.19	U.S. T-Notes, 4.125	06/15/2026
09/15/2025	252,000.00	254,254.22	252,925.31	(246.09)	252,679.22	2,470.35	U.S. T-Notes, 4.625	09/15/2026
12/15/2025	991,000.00	999,090.59	995,490.47	(1,045.20)	994,445.27	20,010.58	U.S. T-Notes, 4.375	12/15/2026
03/16/2026	795,000.00	799,656.85	798,726.56	(807.42)	797,919.14	7,161.48	U.S. T-Notes, 4.25	03/15/2027
Totals	\$ 3,005,000.00	\$ 3,020,072.88	\$ 3,015,011.13	\$ (1,857.89)	\$ 3,012,345.82	\$ 48,052.60		

Monthly Activity

Beginning Balance	Current Month	Cumulative Totals
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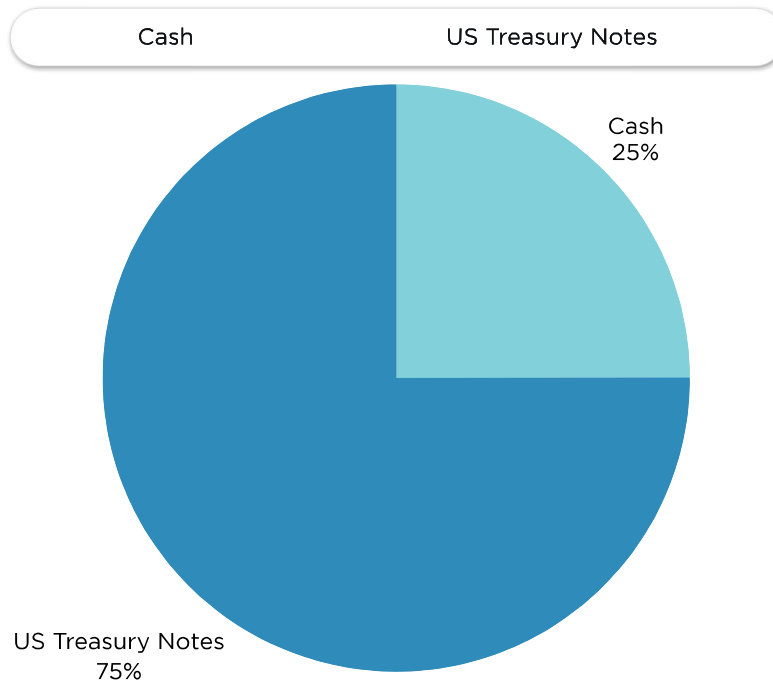
Beginning Cash Available Balance 05/01/2026 \$ 910,455.58

Current Month Receipts \$ 242,335.55

Current Month Disbursements \$ (150,045.17)

Total Cash	\$ 1,002,745.96
Investment Ending Market Value	3,012,345.82
Total Account Balance	4,015,091.78
Operating Reserves	(1,296,609.00)
Ending Balance Available for Operations 05/31/2026	\$ 2,718,482.78

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





MONTHLY INVESTMENT REPORT AS OF MAY 31, 2026

Financial Services Division

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

May 2026

Monthly Activity

Beginning Balance	Current Month	Cumulative Totals
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Beginning Cash Available Balance 05/01/2026 \$ 35,148.39

Current Month Receipts

Admin Penalties \$ 0.00
Interest Earned 107.87

Current Month Disbursements

\$ (11.15)

Total Cash

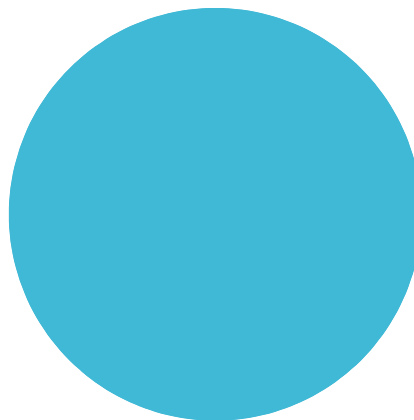
\$ 35,245.11

Reserved for Education Development

0.00

Ending Balance Available 05/31/2026

\$ 35,245.11



REPO
100%