TALCB

TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

FY 2027

ANNUAL BUDGET

Approved :

Aug 07,2026

TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

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TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

EXECUTIVE SUMMARY

The following summary of the 2027-2029 budget proposal for the Texas Appraiser Licensing and Certification Board is respectfully submitted for review and input. Thorough analysis has been performed in order to reasonably project revenue and expenditures of the agency.

This budget proposal is presented as a three-year budget. It is important to note that due to fluctuating circumstances from year to year such as anticipated number of licensees, the second and third year of the budget is intended to be informative and indicative of planned activity levels and will be refined as necessary during subsequent budget cycles.

The first year of the budget, labeled “proposed 2027” is the only year intended to be adopted, while “projected 2028 and 2029” are to be considered as a forecast using a constant active license holder count.

The second draft of the 2027 budget proposal is presented to the Budget Committee of the Texas Appraiser Licensing and Certification Board (TALCB) for consideration.

TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

HIGHLIGHTS

The Texas Appraiser Licensing and Certification Board operates on a lean budget, expenditures were analyzed to ensure the agency was operating as efficiently as possible. Meaningful efficiencies that were identified have been incorporated in the FY27 Budget. The highlights are as follows:

- No additional FTEs were added this budget cycle; the merit allowance of 3% is included in the salary and wages category. This allows for each employee to receive a merit up to 3% of their base salary. Merits are based on directors' discretion and employee performance.

- Professional fees and services include an allowance of $50,000 for contractor support and its proportional share of the internal audit contract ($5,213).

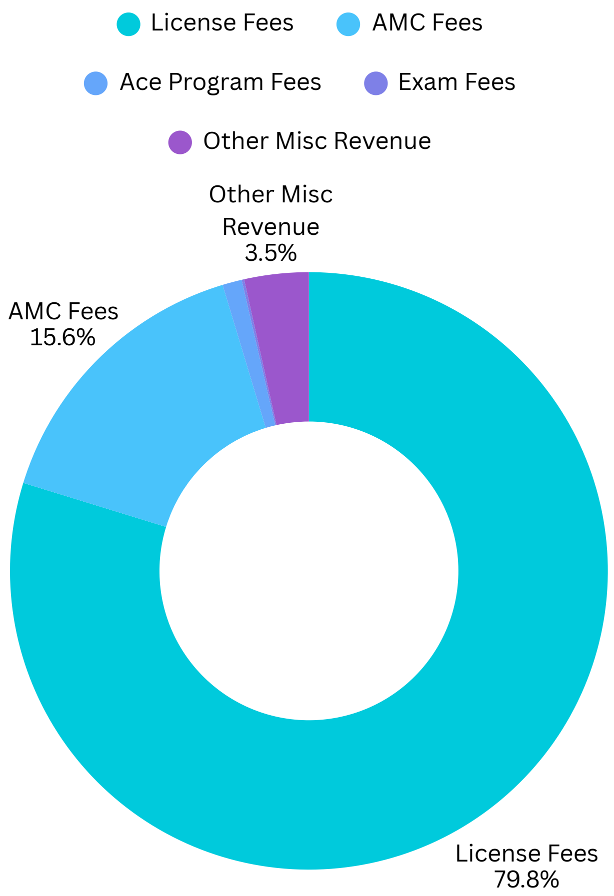
- There is an allowance of $75,000 in other operating expenses to account for any specific TALCB agency relocation expenses. This would be a one-time expense to occur during FY27 only, as that is when the agency is relocating to its new building.

BUDGET OVERVIEW

REVENUE

TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD (TALCB) REVENUE OVERVIEW							
Revenue	Actual FY2024	Actual FY2025	Budget FY2026	FY2026 Estimated	Budget FY2027	Projected FY2028	Projected FY2029
License Fees	$1,692,735	$1,695,070	$1,653,005	$1,560,930	$1,685,645	$1,604,620	$1,687,180
AMC Fees	$753,454	$328,620	$764,465	$700,000	$329,230	$739,420	$370,955
ACE Program	$18,185	$22,620	$18,365	$17,970	$22,210	$17,680	$21,735
Examination Fees	$6,600	$3,820	$3,890	$2,600	$2,810	$2,850	$2,830
Other Miscellaneous Revenue	$68,254	$101,748	$68,945	$139,553	$73,534	$74,695	$74,485
ASC Grant	-	-	-	-	-	-	-
Total:	**$2,539,228**	**$2,151,878**	**$2,508,670**	**$2,421,053**	**$2,113,429**	**$2,439,265**	**$2,157,185**

Note: Figures reflect the current TALCB revenue projection workbook (3-yr weighted average, as of 07/24/26) and the TALCB FY2027 Budget Draft, both provided 07/24/26. License Fees = Application Fees + Renewal Fees + Other License Fees per the revenue projection workbook's TALCB Summary tab. Other Miscellaneous Revenue = Miscellaneous Fees + Fund 3056 TTSTC estimated interest income.



BUDGET OVERVIEW

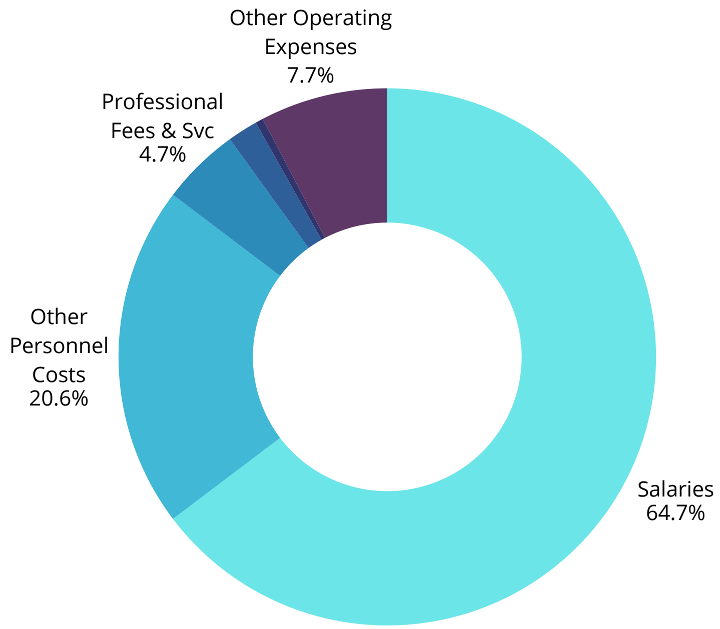
EXPENSES

TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD (TALCB)

EXPENSE OVERVIEW

Expenses	Actual FY2024	Actual FY2025	Budget FY2026	FY2026 Estimated	Budget FY2027	Projected FY2028	Projected FY2029
Salaries & Wages (OOE 1001)	$1,493,767	$1,506,667	$1,651,978	$1,459,430	$1,489,691	$1,534,382	$1,580,413
Other Personnel Costs (OOE 1002)	$481,968	$467,603	$517,736	$439,517	$474,810	$482,474	$490,369
Professional Fees & Services (OOE 20(	$37,839	$22,467	$177,835	$15,562	$108,917	$108,917	$108,917
Consumables (OOE 2003)	$159	$141	$2,000	$125	$2,000	$2,000	$2,000
Utilities (OOE 2004)	$60	$799	$143	$100	$143	$143	$143
Travel (OOE 2005)	$33,187	$33,815	$42,000	$35,000	$42,000	$42,000	$42,000
Office and Space Rent (OOE 2006)	$19,227	$9,707	$10,678	$10,678	$10,678	$10,678	$10,678
Equipment Rental (OOE 2007)	$1,211	$1,399	$939	$939	$939	$939	$939
Other Operating Expenses (OOE 2009)	$80,306	$84,718	$115,601	$85,949	$176,676	$103,914	$104,584
SWCAP (OOE 9999)	$34,779	$47,097	$51,807	$51,807	$51,807	$51,807	$51,807
GR Contribution	$22,500	$22,500	$22,500	$22,500	$22,500	$22,500	$22,500
Total:	**$2,205,003**	**$2,196,913**	**$2,593,217**	**$2,121,607**	**$2,380,162**	**$2,359,754**	**$2,414,351**

Note: Other Operating Expenses (OOE 2009) is a subtotal of GAA Mandated Payroll Contributions, Registration & Memberships, Maintenance & Repairs, Reproduction & Printing, Contract Services, Postage, Supplies & Equipment, Communication Services, and Other Operating Costs . One-time relocation allowance of $75,000 is captured in the OOE category.



TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

FY2027
LINE-ITEM BUDGET

Texas Appraiser Licensing and Certification Board
Fiscal Year 2027–2029 Budget

	Actual FY2024	Actual FY2025	Budget FY2026	FY2026 Estimated	Budget FY2027	Variance FY27 vs FY26	Projected FY2028	Projected FY2029
FUND BALANCES								
Beginning Balance	**3,591,965**	**4,048,171**	**4,006,516**	**4,006,516**	**4,305,962**		**4,039,229**	**4,118,740**
Operating Reserves (6 months of projected expenditures)	1,091,252	1,087,207	1,285,359	1,049,554	1,178,831		1,168,627	1,195,925
Unassigned Fund Balance	2,500,714	2,960,965	2,721,158	2,956,963	3,127,131		2,870,602	2,922,815
REVENUES								
License Fees	1,692,735	1,695,070	1,653,005	1,560,930	1,685,645	**2.0%**	1,604,620	1,687,180
AMC Fees	753,454	328,620	764,465	700,000	329,230	**(56.9%)**	739,420	370,955
ACE Program Revenue	18,185	22,620	18,365	17,970	22,210	**20.9%**	17,680	21,735
Examination Fees	6,600	3,820	3,890	2,600	2,810	**(27.8%)**	2,850	2,830
Other Miscellaneous Revenue	68,254	101,748	68,945	139,553	73,534	**6.7%**	74,695	74,485
ASC Grant	-	-	-	-	-		-	-
Total Revenues	**2,539,228**	**2,151,878**	**2,508,670**	**2,421,053**	**2,113,429**	**(15.8%)**	**2,439,265**	**2,157,185**
EXPENDITURES								
Salaries & Wages (OOE 1001)	1,493,767	1,506,667	1,651,978	1,459,430	1,489,691	**(9.8%)**	1,534,382	1,580,413
Other Personnel Costs (OOE 1002)	481,968	467,603	517,736	439,517	474,810	**(8.3%)**	482,474	490,369
Professional Fees & Services (OOE 2001)	37,839	22,467	177,835	15,562	108,917	**(38.8%)**	108,917	108,917
Consumables (OOE 2003)	159	141	2,000	125	2,000	**-**	2,000	2,000
Utilities (OOE 2004)	60	799	143	100	143	**-**	143	143
Travel (OOE 2005)	33,187	33,815	42,000	35,000	42,000	**-**	42,000	42,000
Office and Space Rent (OOE 2006)	19,227	9,707	10,678	10,678	10,678	**0.0%**	10,678	10,678
Equipment Rental (OOE 2007)	1,211	1,399	939	939	939	**0.0%**	939	939
Other Operating Expenses (OOE 2009)								
GAA Mandated Payroll Contributions	22,366	22,593	24,058	22,704	21,695	**(9.8%)**	22,345	23,016
Registration & Memberships	12,479	11,630	13,645	12,145	8,045	**(41.0%)**	8,045	8,045
Maintenance & Repairs	-	-	750	500	800	**6.7%**	800	800
Reproduction & Printing	-	49	350	100	350	**-**	350	350
Contract Services	5,875	8,222	19,619	7,500	11,699	**(40.4%)**	11,699	11,699
Postage	500	-	2,107	500	2,107	**(0.0%)**	2,107	2,107
Supplies & Equipment	11,284	11,284	1,271	500	1,300	**2.3%**	1,300	1,300
Communication Services	24,812	28,220	42,611	35,000	43,563	**2.2%**	43,563	43,563
Other Operating Costs	2,990	2,720	11,190	7,000	87,118	**678.5%**	13,705	13,705
Statewide Cost Allocation Plan — SWCAP (OOE 9999)	34,779	47,097	51,807	51,807	51,807	**(0.0%)**	51,807	51,807
Total Expenditures	**2,182,503**	**2,174,413**	**2,570,717**	**2,099,107**	**2,357,662**	**(8.3%)**	**2,337,254**	**2,391,851**
Contribution to General Revenue (§403.095)	22,500	22,500	22,500	22,500	22,500	**-**	22,500	22,500
Total Expenditures incl. GR Contribution	**2,205,003**	**2,196,913**	**2,593,217**	**2,121,607**	**2,380,162**	**(8.2%)**	**2,359,754**	**2,414,351**
Operational Gain / (Loss)	**334,225**	**(45,035)**	**(84,547)**	**299,446**	**(266,733)**	**215.5%**	**79,511**	**(257,166)**
Ending Fund Balance	**3,926,190**	**4,003,136**		**4,305,962**	**4,039,229**		**4,118,740**	**3,861,575**
FTEs Authorized				*17.2*	*17.2*		*17.2*	*17.2*

*Fund 3056 | * Beginning balance for FY2028 and FY2029 equals the prior year ending fund balance. | Line item detail available in FY2027–2029 TALCB Budget. | Prepared: July 2026*

HISTORICAL REVENUE ANALYSIS

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TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

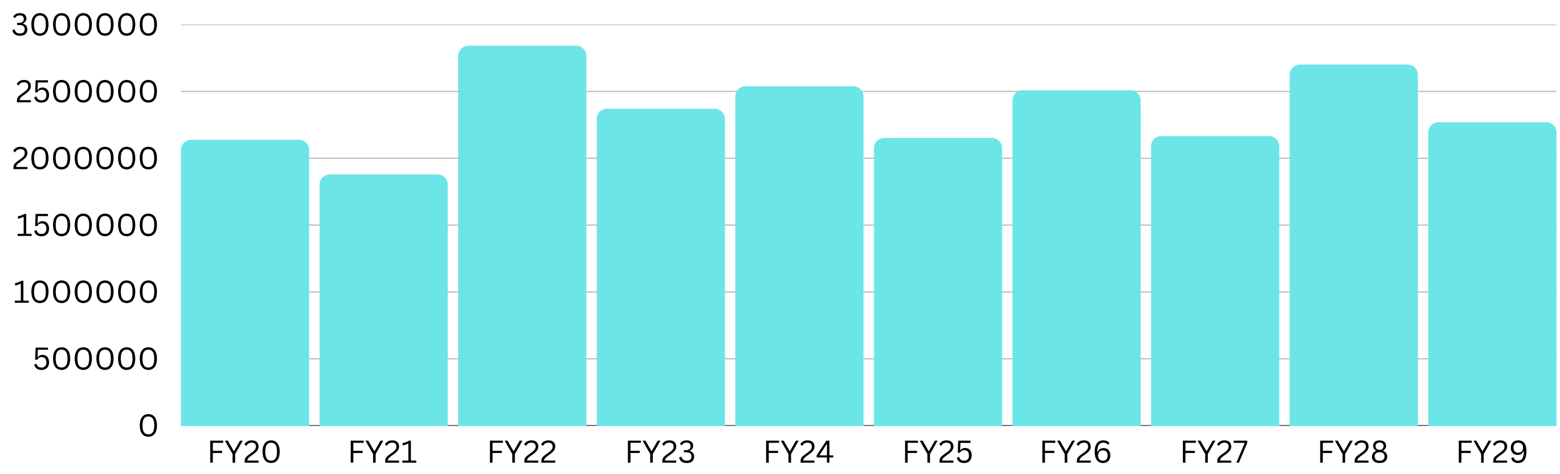
HISTORICAL REVENUE ANALYSIS

Total Revenue Trend — FY2020-FY2029

TALCB Revenue	Budgeted / Projected	Actual / Estimated	Over / Under Projected	Status
FY2020	$2,022,262	$2,138,220	5.73%	Actual
FY2021	$1,598,525	$1,878,979	17.54%	Actual
FY2022	$2,335,820	$2,842,267	21.68%	Actual
FY2023	$2,312,847	$2,370,406	2.49%	Actual
FY2024	$2,725,905	$2,539,228	-6.85%	Actual
FY2025	$2,215,921	$2,151,878	-2.89%	Actual
FY2026 (Proj.)	$2,508,670	$2,421,053	-3.49%	Estimated
FY2027 (Proj.)	$2,113,429	$2,113,429	—	Projected
FY2028	$2,701,215	$2,701,215	—	Projected
FY2029	$2,269,660	$2,269,660	—	Projected

Apps & Renewal Counts by License Type — FY2020-FY2029

License Type	FY20 Actual	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY26 Proj.	FY27 Proj.	FY28 Proj.	FY29 Proj.
Cert. General Appraiser App	64.0	71.0	78.0	95.0	108.0	94.0	70.8	74.0	75.0	92.0
Cert. Residential App	117.0	130.0	186.0	225.0	137.0	83.0	74.4	78.0	78.0	78.0
Residential / SL App	66.0	96.0	183.0	149.0	102.0	63.0	52.8	56.0	56.0	56.0
Trainee App	400.0	646.0	906.0	305.0	205.0	235.0	241.2	239.0	239.0	239.0
Reciprocal Apps	99.0	131.0	182.0	134.0	99.0	102.0	106.8	106.0	106.0	106.0
Non-Resident Apps	196.0	226.0	267.0	262.0	223.0	227.0	223.2	223.0	223.0	223.0
AMC App	15.0	16.0	20.0	20.0	9.0	16.0	6.0	10.0	7.0	7.0
CG Appraiser Renewal	998.0	1,249.0	1,055.0	1,204.0	1,030.0	1,120.0	1,010.4	1,131.0	1,014.0	1,119.0
CR Appraiser Renewal	1,122.0	1,246.0	1,196.0	1,273.0	1,244.0	1,255.0	1,248.0	1,255.0	1,245.0	1,254.0
Residential / SL Renewal	164.0	213.0	192.0	220.0	220.0	249.0	226.8	246.0	225.0	244.0
Trainee Renewal	301.0	276.0	308.0	313.0	406.0	295.0	241.2	295.0	253.0	290.0
AMC Renewal	115.0	34.0	113.0	44.0	94.0	51.0	99.6	50.0	100.0	97.0



AGENCY STAFFING

TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD (TALCB)
AGENCY STAFFING

Budgeted Full-Time Equivalent (FTEs)

Source: FY2027-2029 TALCB Line Item Budget | FTEs Authorized 9/1/2027: CRD 0.7 | Executive 1.5 | TALCB 15.0 | Total 17.2

Functional Divisions	Authorized FY2026	Currently Filled	Vacant FTE	Contractors	Proposed FY2027	New FTEs
Customer Relation Division	0.7	0.7	-	-	0.7	-
Executive Division	1.5	1.5	-	-	1.5	-
TALCB	15.0	13.0	2.0	-	15.0	-
Total	17.2	15.2	2.0	-	17.2	-

** TREC Cost Share Employees: 2.2 included in above totals | TALCB-dedicated FTEs: 15.0*

Budgeted Base Salary Requirement

Functional Divisions	Authorized FY2026	Currently Filled	Vacant FTE	Contractors	Proposed FY2027
Customer Relations Division	$30,516	$30,516	-	-	$31,431
Executive	$172,565	$172,565	-	-	$211,087
TALCB	**$1,315,185**	**$1,213,185**	**$102,000**	-	**$1,371,349**
Total Base Salary Requiremen	**$1,518,266**	**$1,416,266**	**$102,000**	-	**$1,613,867**

Fund 3056 | Prepared: July 2026 | Texas Appraiser Licensing and Certification Board

Note: Aggregate FTE totals (17.2 for both Authorized FY2026 and Proposed FY2027) tie to the TALCB Budget Draft workbook's 'FTEs Authorized' row.

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