

## **Errata**

At Dearborn™ Real Estate Education, we are proud of our reputation for providing the most complete, current, and accurate information in all our products. We are committed to ensuring the kind of quality you rely on. Please note the following changes to Texas law that impacts the content contained in *Texas Real Estate Agency, 10<sup>th</sup> Edition Update*.

Effective January 1, 2026, new legislation introduced some major changes to agency law in Texas. The following is a summary of the changes.

### **S.B. 1968: Licensing and Regulation of Real Estate Professionals**

This legislation ensures Texas law reflects modern-day practices, including elements from the Sitzler lawsuit regarding the timing of information buyers receive in the homebuying process. The bill:

- Eliminates subagency in all real estate transactions.
- Requires license holders to enter into a written agreement with prospective buyers of residential real property before showing any residential properties or, if no showings, before presenting an offer.
- Introduces a showing or touring-only agreement without representation, which must be non-exclusive for no more than 14 days.
- Adjusts broker licensing requirements, recognizes associate brokers, updates continuing education programming offered by TREC, and requires that license holders provide their business address and phone number to TREC (and keep current).