

2025-2030

PUBLIC POLICY PRINCIPLES



The Austin Board of REALTORS® (ABoR) is an organized voice for REALTORS®, property owners, and the real estate industry. We see advocacy as our responsibility as REALTORS®. Together, our nearly 15,000 members leverage our expertise, connections, and creativity to make change happen. Here are ABoR's Public Policy Principles.

PROPERTY RIGHTS

ABoR is a strong supporter of property rights which includes the freedom to buy, sell, and utilize property, as protected in the 5th amendment. These rights underly all real estate transactions and markets. We support limited restrictions on the use of private property to the extent owners can realize the highest and best use of their property.

TAXATION AND FEES

ABoR supports efforts to keep property taxes and fees in check at the local level. We support reducing the property tax burden through the expansion of the local homestead exemption and encourage local governments to fund public priorities through the use of alternative financing options such as tax increment financing, partnerships with private and non-profit groups, and fully leveraging third-party funds.

POINT OF SALE REGULATIONS

ABoR opposes all point of sale regulations. We oppose using the trigger of a real estate transaction as a means of requiring changes to the condition of the property or disclosure beyond what is required in the Texas Seller's Disclosure Notice governed by state law.

RENTAL REGISTRATION

ABoR opposes any mandatory, blanket rental registration program. Such programs impose costs and burdens on property owners that could affect marketability and affordability.



PROPERTY RIGHTS

CODE ENFORCEMENT

ABoR supports proactive and effective code enforcement strategies which properly target repeat offenders without impacting property owners who comply. ABoR also supports incentive-based programs designed to achieve desired public outcomes in lieu of mandates.

RENT CONTROL AND INCLUSIONARY ZONING

ABoR opposes any local attempt to utilize rent control or inclusionary zoning as a means of mitigating displacement or generating additional workforce housing.

SUSTAINABILITY

ABoR supports incentive-based programs that encourage property owners to adopt sustainable practices in the development and maintenance of their homes. These programs should promote energy efficiency, water conservation, and the use of eco-friendly materials and renewable resources without imposing mandates that burden property owners. ABoR advocates for voluntary, market-driven measures that align sustainability with homeowner interests, enhancing property value and supporting a greener, more resilient housing market in Central Texas.



STRATEGIC LAND USE

Per the REALTOR® Code of Ethics, ABoR recognizes, “Under all is the land. Upon its wise utilization and widely allocated ownership depend the survival and growth of free institutions and of our civilization. REALTORS® should recognize that the interests of the nation and its citizens require the highest and best use of the land and the widest distribution of land ownership.” ABoR supports the strategic use of land planning and promotes a focus on creating housing capacity that ensures a stable and healthy housing market.

HOUSING

ABoR supports efforts to ensure a balanced and healthy housing market. We support measures that help ensure a variety of housing types that are accessible for people across different income levels. ABoR supports policies designed to remove regulatory barriers to housing, reduce the cost of housing, create more housing options, and unlock new housing opportunities across Central Texas.

DEVELOPMENT AND LAND USE PLANNING PROCESS

ABoR supports a streamlined and responsive development process that reduces barriers to creating more housing and reduces the cost of delivering that housing capacity. ABoR supports zoning types that are applied consistently across the housing marketing, promote the development of increased housing, and can be easily digested by all property owners.



BUSINESS ISSUES AND PRACTICES

ABoR supports efforts towards economic sustainability and efforts that ensure fluidity in real estate transactions. We oppose regulations that infringe on an individual's or business' ability to conduct business without government interference.

ESSENTIAL BUSINESS

ABoR supports efforts that ensure real estate transactions run smoothly in all instances. REALTORS® operate as essential business practitioners and in partnership with a variety of city, county, and state agencies and partners that ensure a smooth transaction. We support fluidity in their business practices and accessibility, even under emergency orders.

PATHWAYS TO HOMEOWNERSHIP

ABoR supports structured programs designed to create and support pathways to homeownership. Homeownership is the best way for creating generational wealth and ABoR supports measures that encourage and support homeownership for residents needing assistance.

TRANSPARENT AND FAIR APPRAISAL PROCESS

ABoR supports reforms to ensure the tax appraisal and protest processes conducted by Central Appraisal Districts (CADs) are easily accessible, predictable, transparent, and fair to all property owners.



ADVOCACY RESOURCES



TREPAC: A CHAMPION FOR REALTORS® AND PROPERTY OWNERS

We believe everyone should be able to own property, free from burdensome taxes and regulations, in a healthy and sustainable community. That's why we partner with TREPAC, the Texas REALTORS® Political Action Committee. TREPAC supports ABoR's advocacy efforts to protect the interests of our industry and build a better future for Central Texas. TREPAC allows us to have strong relationships with legislators, policy experts, and governmental agencies, which ensure REALTORS® have a seat at the table.

POWERFUL HOUSING MARKET INTELLIGENCE

ABoR's Policy Recommendations are informed by data sourced from Unlock MLS - the most complete, timely, and accurate source of housing market activity for the 18-county Central Texas region. Unlock MLS releases monthly Central Texas Housing Market Reports covering the Austin-Round Rock-San Marcos Metropolitan Statistical Area (MSA), the city of Austin, and Travis, Williamson, Hays, Bastrop, and Caldwell counties.

In addition, Unlock MLS Research, the economic research and publication arm of Unlock MLS, delivers timely market intelligence that helps Central Texas real estate professionals, consumers, and policymakers understand trends and economic factors impacting the region's housing market. To receive these monthly reports or the Unlock MLS Research reports, contact our Advocacy Team at advocacy@abor.com. If you're a member of the press, contact our PR counsel, ECPR Texas, at abor@ecprtexas.com.



ADVOCATE WITH US!

Your ABoR Advocacy Team serves as your eyes and ears on all things, and is here to be a resource for you. We advocate for REALTOR®-friendly public policy at the local level and connect you to the latest at the state and national levels, too. Join us!



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ADVOCACY



The Austin Board of REALTORS® (ABoR) represents nearly 15,000 Central Texas REALTORS®. As the largest professional trade association in Central Texas, ABoR focuses its advocacy on policy areas where our members bring a high level of experience, expertise, and can be part of developing solutions for Central Texas. In addition to our advocacy efforts, ABoR offers thorough education on larger issues impacting the quality of life in Central Texas. We encourage civic involvement and know our members to be leaders across Central Texas at the forefront of all types of community issues. Through our advocacy efforts and educational programming for our members and the public, ABoR is an organized voice for property owners and real estate professionals across Central Texas.