



2026 Public Policy Agenda

The Austin Board of REALTORS® (ABoR) is the organized voice for REALTORS® and property owners in Central Texas. As REALTORS® we see advocacy as our responsibility and together our 19,000+ members leverage their expertise, connections, and creativity to make change happen. Our advocacy is focused on policy areas where our members bring a high level of experience and expertise. Consistent with ABoR's [Public Policy Principles](#), our annual Public Policy Agenda serves as a priorities map to help guide our advocacy efforts in 2026.

Increase of Missing Middle Housing Types. ABoR supports efforts to prioritize housing affordability by reducing barriers to developing missing middle housing types. In general, ABoR supports:

- Changes to right-size and streamline regulations that decrease housing capacity.
- Policy and process changes aimed at increasing the supply of and variety of housing types this includes:
 - Reforms to impervious cover standards and other drainage regulations that impact residential properties;
 - Reforms to residential infill subdivision and lot splitting; and
 - Reducing the impact of compatibility standards, design guidelines, and site plan regulations for housing development.
- Reforms that allow property owners to develop, expand, remodel, or improve their property to the fullest extent of their current development rights.
- Reforms that allow communities to naturally evolve over time through incremental change.
- Expanding by-right entitlements, encourage higher-density development, and reduce any current neighborhood-specific regulatory barriers.

Reforming and Reducing the Cost of the Permit Process. ABoR supports efforts to address the cost of housing by lowering development fees and implementing improvements to the development review and permitting process. In general, ABoR supports:

- Reforming the Design Criteria Manual revision process to reduce interdepartmental conflicts, improve predictability for infill development, and limit delays of overreaching review.
- Removing unnecessary regulations, like the “McMansion” regulations, that increase the cost of housing by extending the development review process.

- Reforming the permitting process and continuing to implement changes that expedite the review process, including third party review when appropriate.
- Reforming the City's open permit system so that property owners can easily review and resolve open permits on their property.
- Changes that would create more administrative variances to regulations which would allow additional flexibility to City Staff to approve and review permits.
- Evaluating how the City of Austin's Development Services Department can reform its current enterprise fund model and explore alternative funding mechanisms.

Encourage & Support Homeownership. ABoR supports efforts to expand assistance and educational programs that encourage and support homeownership. In general, ABoR supports:

- Expansion of density bonus programs that encourage homeownership.
- Additional education for homeowners regarding the down payment assistance program and the home repair program.
- Creation of incentive programs to encourage property owners to make energy efficient and health and safety improvements to their homes.
- The strategic investment of property taxes and bond funding to maintain and expand the essential public services that directly impact housing affordability.

Support a Healthy Rental Housing Market. ABoR supports a property owners' ability to rent their property at will. ABoR supports a healthy tenant/landlord relationship that allows rental housing providers to effectively manage their properties and provide safe housing to their residents. In general, ABoR supports:

- A simplified density bonus program framework that aligns affordability requirements with current market conditions.
- Strengthening the City of Austin's Repeat Offenders Program (ROP) to improve outcomes for properties in the program and hold repeat code offenders accountable while protecting the rights of compliant housing providers. This includes supporting changes to the ROP Ordinance to refocus the ordinance on life, safety, and health violations.
- Empowering localities to effectively address nuisance properties, crack down on bad actors, and protect the health and safety of residents without infringing on or imposing burdens to a property owner's ability to conduct their business.
- Additional funding for rental assistance for renters and landlords needing assistance.
- Ensuring the recently adopted Short-Term Rental regulations are efficiently implemented and meet City Council's intent of being affordable, accessible, and predictable for all property owners.