

SUPPORT TEXAS APPRAISERS – CONTRIBUTE TO FACT-PAC

FACT continues to be an effective public policy voice for Texas appraisers. The 2025 legislative session was particularly active for our industry – we were tracking more than 200 bills that affect you as an appraiser in Texas.

As the face of our industry at the state capitol, FACT is closely attuned and responsive to the needs of its membership. A few recent examples:

- Barriers to entry into the appraiser field include federal requirements for training and supervision, which requires time away from work and can cost thousands of dollars. FACT responded in 2025 by passing [H.B. 3250](#) to give the TALCB authority to support industry growth and sustainability by awarding stipends to offset costs for aspiring appraisers entering the industry and appraisers who serve as supervisors, as well as administrative changes sought by the TALCB.
- When an appraiser contacted FACT with concerns that certain local governments were requiring appraisers to indemnify and defend them for their own liabilities, FACT successfully passed [S.B. 1766](#), which ensures appraisers cannot be held liable for errors, omissions or negligence on the part of local units of government.
- Appraisers were disadvantaged after federal regulators raised the thresholds for when lenders could rely on “evaluations” in lieu of appraisals. Evaluations could be performed by non-appraisers without complying with USPAP requirements, meaning highly qualified appraisers would be held to a higher performance standard than other, less qualified individuals, and could not compete economically. FACT took action in 2021 and passed [HB 2533](#), which leveled the playing field by exempting appraisers from USPAP requirements when performing a property evaluation.
- In 2021, when Texas appraisers began facing lawsuits alleging defects in appraisals performed for mortgage transactions years earlier, prior to the real estate bubble, FACT responded. At the time, the litigation filing limit did not commence until the claimant discovers or should have discovered the alleged defect – resulting in an almost infinite statute of limitations for claims against appraisers! FACT passed [HB 1939](#), implementing a 5-year outer statute of limitations, to give Texas appraisers the certainty that they will not be subjected to improper litigation years or even decades after the fact.

Despite our successes, constant turnover among state lawmakers and staff means that FACT will need to continue our educational efforts, so that new legislators understand the Texas appraisal industry and the issues that are important to you. FACT is up to the job, but to be effective in today's political climate, appraisers also must be politically active.

Our friends in the legislature need your support to run a winning campaign. If FACT is to remain politically influential, it's important that we all get involved. That's why we are asking each appraiser to contribute to FACT-PAC, the political action committee of FACT.

It doesn't have to be a lot - even \$10 per month helps! We are also asking each of our chapter officers to donate a minimum of \$250.00 every year – that's just \$21 per month! Donations need to be PERSONAL funds, not corporate dollars, and can be automatically deducted each month through your credit card or bank account.

If you want a strong appraisal industry in Texas, please invest in FACT, and in FACT-PAC! Visit www.supportFACT.org for more information and ways to join FACT-PAC.