PREFACE

This pamphlet reflects Texas law regarding real estate transactions as announced by the decisions of the Texas and federal appellate courts through June 2026. Coverage also includes statutory enactments through the 2025 Legislative Sessions of the 89th Texas Legislature.

Recent developments and decisions by the Texas state and federal courts discussing real estate instruments and transactions topics, include:

- Definitions of real estate broker (see § 1:6)
- Real property showings by broker without representation (see § 1:17) and requirements for a written agreement (see § 1:18)
- Exemptions from application for the Texas Appraiser Licensing and Certification Act (see § 1:45)
- Purchase of real property by certain foreign individuals or entities (see § 3:7)
- Instruments are void if description of land is inadequate (see § 4:3)
- Drafting real estate deeds (see § 10:2) and quitclaim deeds (see § 10:5)
- Tenant's right to vacate and avoid liability following certain sex offenses or stalking (see §§ 14:28, 15:13)
- Ownership, exploration, and production rights under oil and gas leases (see § 16:3)
- Drafting real estate deeds with reservations of mineral or royalty rights (see § 16:10)
- Developments with the Uniform Electronic Transactions Act (see § 17A:3)

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