NOVEMBER 3, 2026 GENERAL ELECTION

2026 Election Results:

What It Means for North Texas Real Estate

2.19 million

ballots cast in the nine counties of MetroTex's service area (all of Tarrant)

9 of 54

local bond and tax measures passing or leading in unofficial results

$3.27 billion

in bonds authorized for five new municipal utility districts, with no more than two votes cast on any proposition



MetroTex's nine-county service area. Tarrant County, shown dashed, is partly within it.

OVERVIEW

The election at a glance

The November 3 election changed government at nearly every level that touches real estate in North Texas. Democrats won every statewide office on the ballot and, by AP's projection, a majority in the Texas House, while Republicans kept the Texas Senate. Tarrant County's Commissioners Court changes hands in January. And across MetroTex's nine-county service area, voters turned down most proposals to borrow or raise taxes, including the Collin County transportation bond and the Collin College bond, both of which MetroTex supported.

This report explains what happened, why it matters for REALTORS®, property owners and homebuyers, and what to watch next.

9 of 54
Local bond and tax measures passing or leading in the service area

48.3%
Support for Collin County's $475 million roads bond (Prop B)

D+7.1
Governor's race statewide (2022: R+10.9)

76+
Texas House seats Democrats are projected to win (AP); 76 is a majority

4–1
Tarrant Commissioners Court, Democratic, from Jan. 1 (now 3–2 Republican)

2.19 million
Ballots cast in the nine counties (all of Tarrant)

Three things members should know

1. **Paying for growth just got harder.** With most bonds rejected, more of the cost of roads, water, sewer and other development infrastructure could shift to tools that don't need a broad public vote, such as municipal utility districts, public improvement districts and impact fees. Those costs fall largely on future buyers. Schools are different: these tools generally can't pay for new school or college campuses, which depend largely on voter-approved bonds.
2. **New decision-makers take office in January.** A new governor and lieutenant governor, a new Texas House majority, a new Tarrant County Commissioners Court, and new judges and justices of the peace. The Legislature convenes Jan. 12, 2027, and laws passed in 2025 on housing supply, zoning and property taxes could be revisited.
3. **Property taxes stay front and center.** Tarrant County reappraises in 2027, and new county leaders set their first budgets and tax rates next summer.

HOW TO READ THIS REPORT

"Called" means a race was called by the Associated Press (AP) or another named news organization, or the trailing candidate conceded. All results are **unofficial** until canvassed: counties canvass by Nov. 17 and the state canvass runs Nov. 21–Dec. 7. County figures are as of Nov. 6 unless another date is shown.

FLIP seat changes parties NOT CALLED outcome unresolved

COUNT NOT FINAL as of Nov. 6

IN THIS REPORT

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SECTION 1 · BY COUNTY

01 The service area at a glance

WHAT HAPPENED

Turnout rose in all nine counties compared with the 2022 midterm, led by Tarrant (+12.8 points) and Dallas (+9.0). Only Kaufman County passed more financial measures than it rejected.

9 of 9
counties with higher turnout than in the 2022 midterm

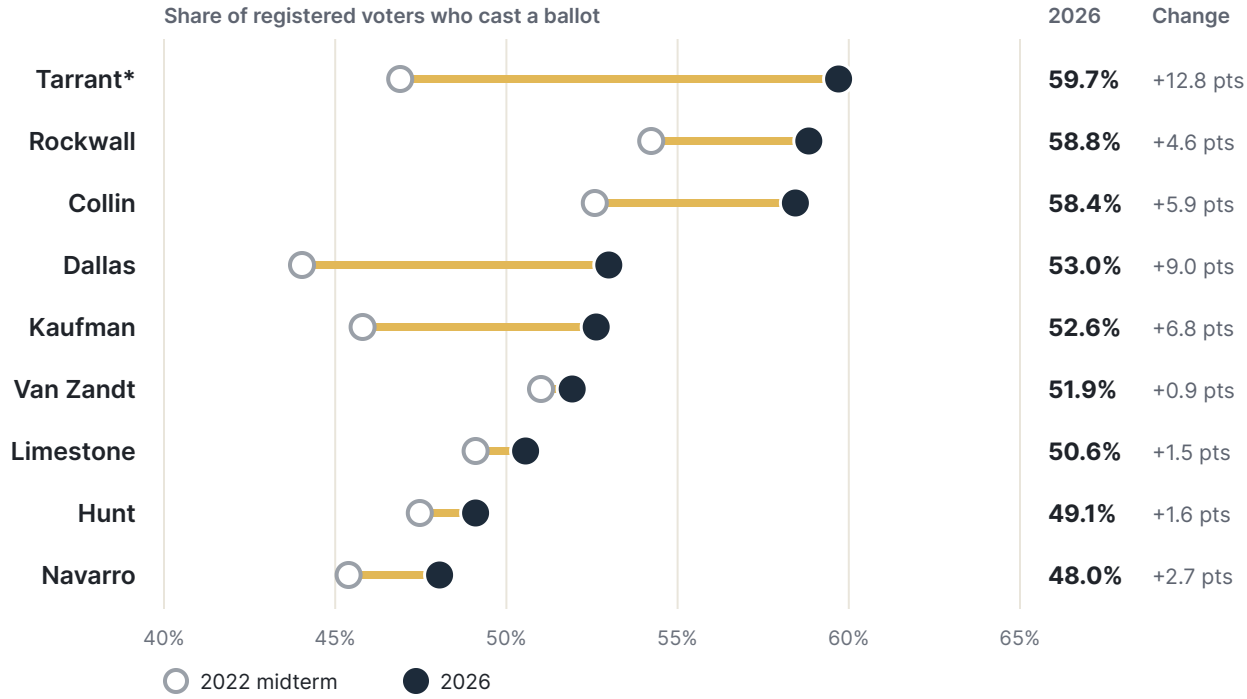
+12.8 pts
turnout increase in Tarrant County, the largest in the service area

2.19 million
ballots cast in the nine counties (all of Tarrant)

FIGURE 1

Turnout, 2022 and 2026

Share of registered voters (Texas SOS registration figures). Tarrant is the whole county. Tarrant, Hunt, Van Zandt and Navarro were not final as of Nov. 6.



Source: County election reports, Nov. 3–6, 2026; Texas Secretary of State voter registration and turnout history. *Tarrant: whole county.

WHAT THIS MEANS FOR REALTORS® *Why it matters*

- **Turnout shapes local decisions.** Collin County's 2023 roads bond passed with 94,921 voters; this year's Prop B drew 423,972. May and odd-year elections draw far smaller electorates, so members who vote in them have an outsized voice on local bonds, charters and councils.
- **Growth is changing the electorate.** Kaufman County has 27% more registered voters than in 2022, the fastest growth in the service area, and its ballots cast grew 46%.

WHAT TO WATCH **Dec. 12** Local runoff elections, including Tarrant County's joint runoff **May 1, 2027** Local elections

SECTION 1 · BY COUNTY

County by county

Turnout dots compare 2022 (open) with 2026 (filled) on a 40–65% scale. Squares count each county's bond and tax measures: green passing or leading, amber failing or trailing.

COUNTED · UNOFFICIAL

Collin 58.4%

turnout · **+5.9 pts** from 2022

Prop B (roads) failed with 48.3% and the Collin College bond with 47.5%. County Judge Chris Hill was re-elected; Commissioner Precinct 4 changes parties.



Bond and tax measures: **2 of 20 passing or leading**

COUNTED · UNOFFICIAL

Dallas 53.0%

turnout · **+9.0 pts** from 2022

The county's tax-rate election (48.1%) and the City of Dallas's $443 million public-safety bond failed. No county seats changed parties.



Bond and tax measures: **2 of 14 passed**

COUNT NOT FINAL (NOV. 6)

Tarrant 59.7%

turnout · **+12.8 pts** from 2022

Democrats won county judge and every other contested countywide race; the Commissioners Court goes 4–1 Democratic. Keller ISD's bonds failed.



Bond and tax measures: **3 of 9 passing or leading**

COUNTED · UNOFFICIAL

Rockwall 58.8%

turnout · **+4.6 pts** from 2022

Fate recalled its mayor and three council members. All five Wylie bonds failed (Wylie spans Collin, Dallas and Rockwall).



Bond and tax measures: **0 of 5 passed**

COUNTED · UNOFFICIAL

Kaufman 52.6%

turnout · **+6.8 pts** from 2022

Terrell passed every charter amendment; Forney's recreation center bond and Crandall ISD's tax-rate election failed. Commissioner Precinct 2 changes parties.



Bond and tax measures: **3 of 5 passing or leading**

COUNT NOT FINAL (NOV. 6)

Hunt 49.1%

turnout · **+1.6 pts** from 2022

Both proposed emergency services districts trailed. All three appraisal-board places have a candidate above 50%.



Bond and tax measures: **1 of 5 passing or leading**

COUNT NOT FINAL (NOV. 6)

Van Zandt 51.9%

turnout · **+0.9 pts** from 2022

Every proposed county assistance district sales tax was losing by a wide margin.



Bond and tax measures: **0 of 9 passing or leading**

COUNT NOT FINAL (NOV. 6)

Navarro 48.0%

turnout · **+2.7 pts** from 2022

The Fairfield Hospital District tax increase trailed. Rep. Cody Harris (HD-8) was re-elected.



Bond and tax measures: **0 of 1 passing or leading**

COUNTED · UNOFFICIAL

Limestone 50.6%

turnout · **+1.5 pts** from 2022

Every county office and local judgeship on the ballot was uncontested.

Bond and tax measures: **none on the ballot**

Counted · unofficial Count not final as of Nov. 6

Source: county election reports, as of Nov. 6, 2026

Unofficial results; figures will change as counties finish counting and canvass.

SECTION 2 · STATEWIDE

02 Democrats won every statewide office on the ballot

WHAT HAPPENED

James Talarico won the U.S. Senate race, 55.1% to 43.0%, and Gina Hinojosa unseated Gov. Greg Abbott, 52.8% to 45.7%, an 18-point swing from 2022. Democrats also won the other executive offices, four Supreme Court seats, three Court of Criminal Appeals seats and all three 15th Court of Appeals seats.

55.1%
Talarico (D) in the U.S. Senate race; Paxton (R) 43.0%

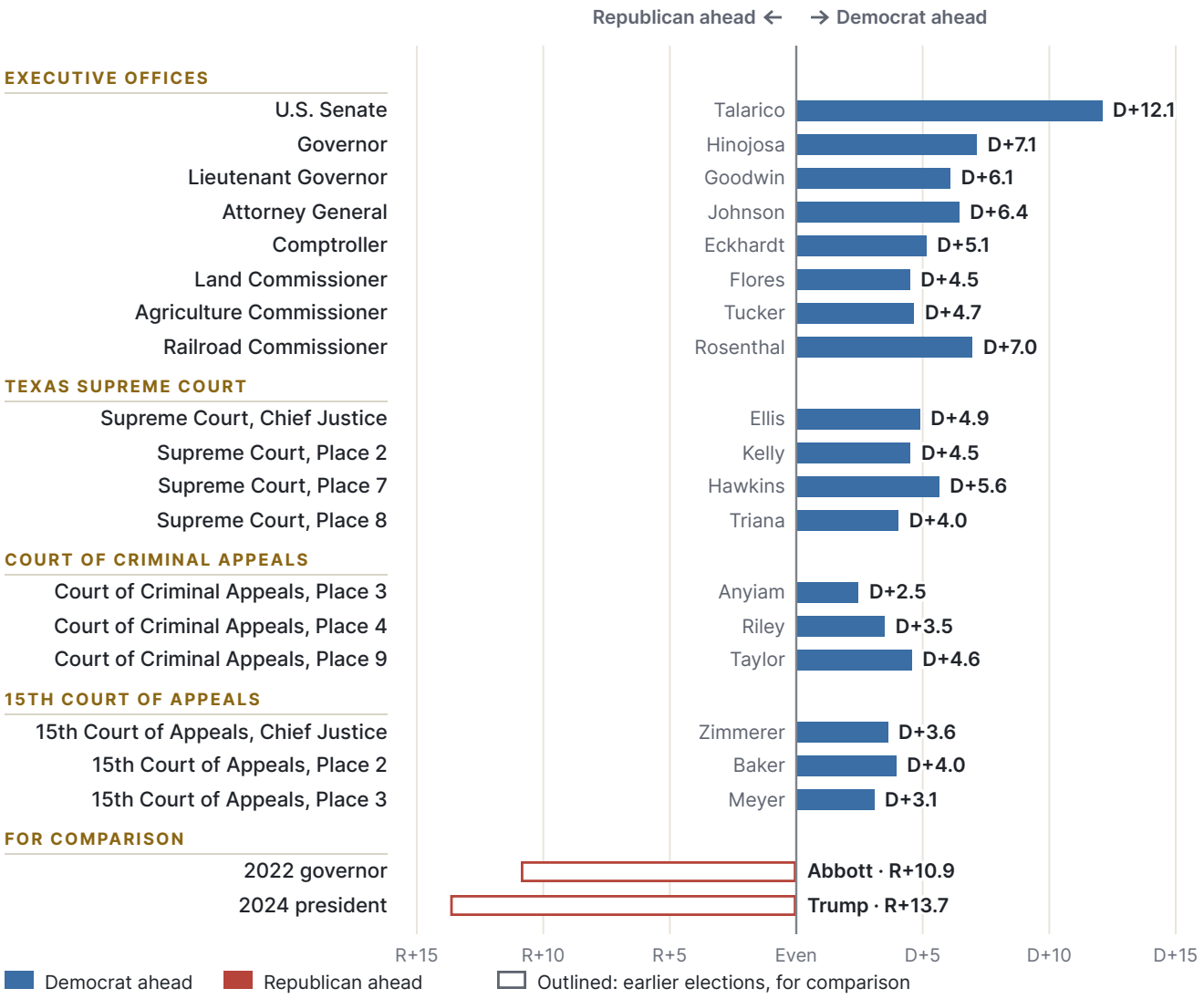
52.8%
Hinojosa (D) for governor; Gov. Abbott (R) 45.7%

18 points
swing in the governor's race from 2022 (R+10.9) to 2026 (D+7.1)

FIGURE 2

Statewide margin by race

Democratic minus Republican share; matches Texas SOS unofficial results (updated Nov. 4) within 0.1 point. Outlined: 2022 governor, 2024 president.



Source: Texas Secretary of State, unofficial results (updated Nov. 4, 2026); 2022 and 2024 canvass results.

Unofficial results; figures will change as counties finish counting and canvass.

SECTION 2 · STATEWIDE

Results, office by office

OFFICE	RESULT	SHARE	STATUS
U.S. Senate	**James Talarico (D)** over Ken Paxton (R)	55.1%	Called (AP)
Governor	**Gina Hinojosa (D)** over Greg Abbott (R, inc.)	52.8%	Called (AP); Abbott conceded
Lieutenant Governor	**Vikki Goodwin (D)** over Dan Patrick (R, inc.)	51.7%	Called (AP); Patrick conceded
Attorney General	**Nathan Johnson (D)** over Mayes Middleton (R)	52.4%	Called (AP); Middleton conceded
Comptroller	**Sarah Eckhardt (D)** over Don Huffines (R, inc.)	51.3%	Called (AP)
Land Commissioner	**Benjamin Flores (D)** over Dawn Buckingham (R, inc.)	51.4%	Called (Decision Desk HQ)
Agriculture Commissioner	**Clayton Tucker (D)** over Nate Sheets (R)	51.3%	Called (AP)
Railroad Commissioner	**Jon Rosenthal (D)** over Bo French (R)	52.5%	Called (AP)
Supreme Court (4 seats)	**Ellis (chief justice), Kelly, Hawkins, Triana (D)**	52.0–52.8%	Called (Decision Desk HQ)
Court of Criminal Appeals (3)	**Anyiam, Riley, Taylor (D)**	50.0–52.3%	Reported won (KUT, Nov. 12)
15th Court of Appeals (3)	**Zimmerer (chief justice), Baker, Meyer (D)**	51.5–52.0%	Reported won; two incumbents conceded

Share: winner's share of the vote, unofficial. Source: Texas Secretary of State unofficial results (updated Nov. 4); AP and Decision Desk HQ calls; KUT (Nov. 12); The Texan. See "How to read this report," page 2.

WHAT THIS MEANS FOR REALTORS®

Why it matters

- **Governor.** Gov.-elect Hinojosa has proposed cutting residential property taxes by ending some corporate subsidies, with eliminating residential property taxes as a long-term goal, and limiting corporate purchases of single-family homes. Bills she filed as a legislator would have barred investors from contracting on new listings for 30 days. Any change needs the Legislature, including a Republican Senate.
- **Comptroller.** Sarah Eckhardt will certify the revenue estimate that limits what the Legislature can spend, including on property-tax relief.
- **Lieutenant governor.** Vikki Goodwin will preside over a 19–12 Republican Senate. The office's power over committees, bill referrals and the floor agenda comes from Senate rules adopted by majority vote. Outgoing Lt. Gov. Dan Patrick has urged Republicans to shift some of those powers; nothing has been decided.
- **Courts.** Republicans keep a 5–4 majority on the Texas Supreme Court, which hears property-rights, contract and insurance appeals.

WHAT TO WATCH

Nov. 21–Dec. 7 State canvass for statewide offices, the Legislature and Congress

Not yet set Special elections to fill state Senate seats being vacated by statewide winners, including SD-16 in Dallas County

SECTION 3 · THE TEXAS LEGISLATURE

03 A new Texas House majority; the Senate stays Republican

WHAT HAPPENED

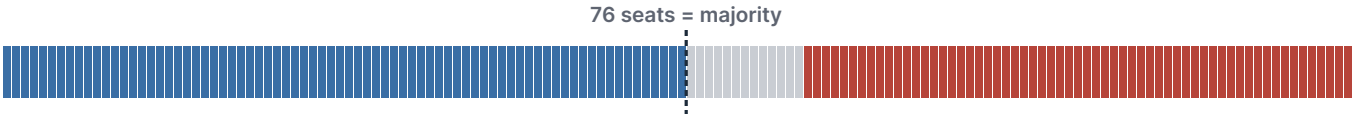
Democrats are projected to control the Texas House for the first time since the 2002 election. AP's projection on Nov. 4 gave Democrats 76 seats (a majority of 150), Republicans 61, with 13 uncalled; no newer AP tally was found as of Nov. 12. An unofficial tracker (MultiState) shows 81–64 with five Republican-held seats uncalled; in one, HD-14, Rep. Paul Dyson has since conceded. The House was 88–62 Republican. The Senate stays Republican, 19–12.

FIGURE 3

The Legislature that convenes Jan. 12, 2027

Each block is one seat. Texas House: AP projection, Nov. 4; no newer AP tally was found as of Nov. 12.

TEXAS HOUSE · 150 SEATS · AP PROJECTION, NOV. 4



TEXAS SENATE · 31 SEATS



Source: CBS News Texas (AP projection); Texas Secretary of State.

IN THE SERVICE AREA

In the service area, three House seats change parties and two in Collin County remain too close to call.

DISTRICT	RESULT	STATUS
HD-94 (Tarrant)	Katie O'Brien Duzan (D), 52.5% FLIPS FROM REPUBLICAN	Called (AP)
HD-112 (Dallas)	Zach Herbert (D), 53.6%, over Rep. Angie Chen Button FLIPS FROM REPUBLICAN	Called (Decision Desk HQ)
HD-89 (Collin)	Angie Carraway (D), 50.8%, over Rep. Candy Noble FLIPS FROM REPUBLICAN	Noble conceded Nov. 4; no AP call
HD-61 (Collin)	Rep. Keresa Richardson (R) leads Brittany Black (D) by **43 votes** (was 134)	NOT CALLED; RECOUNT POSSIBLE
HD-67 (Collin)	Rep. Jeff Leach (R) leads Jordan Wheatley (D) by **123 votes** (was 203)	NOT CALLED; RECOUNT POSSIBLE
SD-9 (Tarrant)	Sen. Taylor Rehmet (D) re-elected, 51.3%	Called (AP)
SD-22	David Cook (R) won the full term (56.0%) and the special election (54.9%)	Called (AP; Decision Desk HQ for the special)

HD-61 · COLLIN

43 votes

Rep. Keresa Richardson (R) leads Brittany Black (D); was 134

HD-67 · COLLIN

123 votes

Rep. Jeff Leach (R) leads Jordan Wheatley (D); was 203

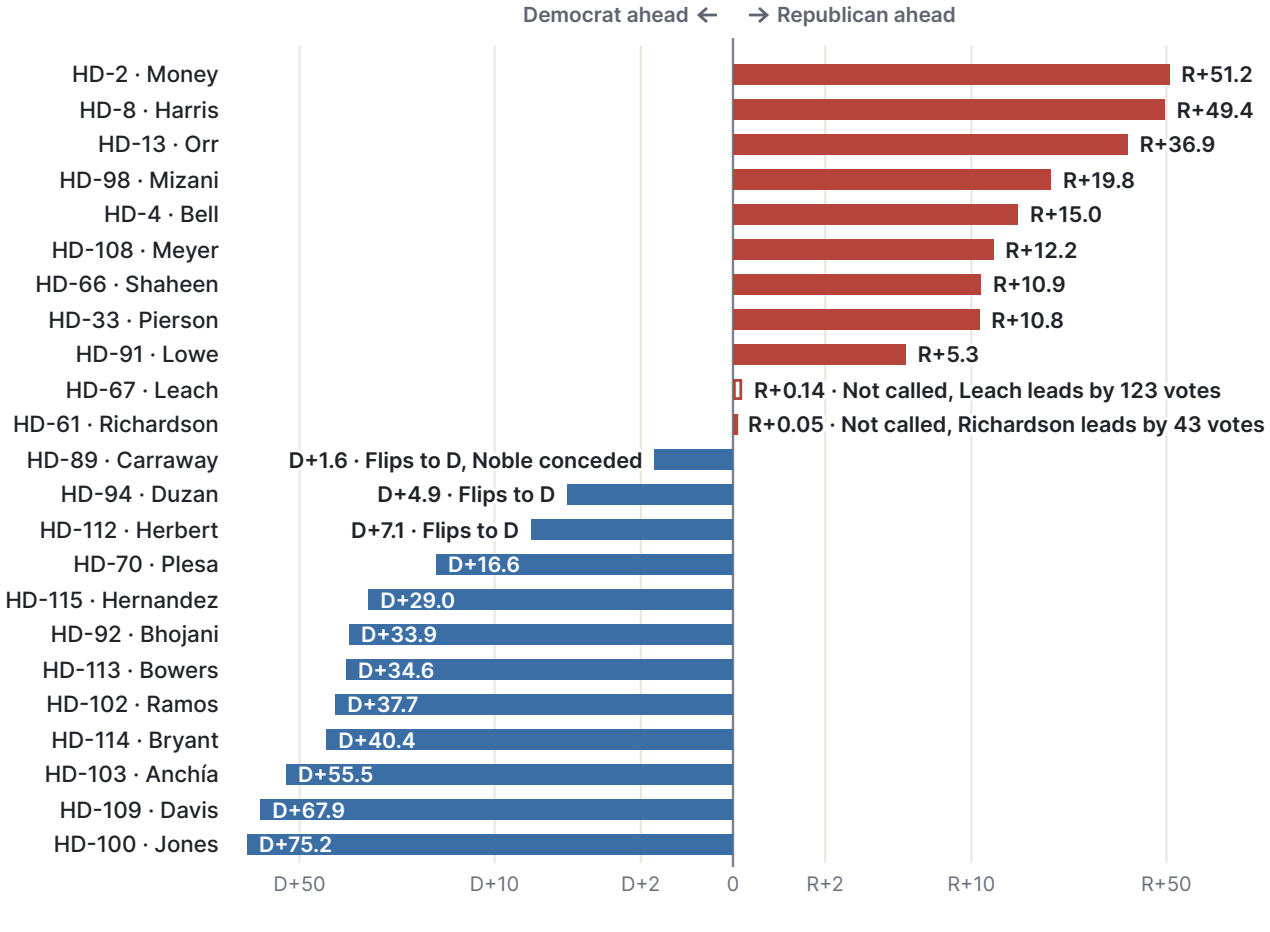
The close races. Collin County's Nov. 10 update added ballots counted after Election Day and narrowed both leads. Accepted provisional ballots and the county canvass (Nov. 16) can still change the totals. Only the trailing candidate may request a recount, after the state canvass.

SECTION 3 · THE TEXAS LEGISLATURE

FIGURE 4

Service-area Texas House races, 2026 margin

Two-party margin, unofficial. HD-61 and HD-67 reflect Collin County's Nov. 10 update (Context Corner); the Texas SOS page, last updated Nov. 4, still shows 134 and 203. Others as of Nov. 6.



Source: Texas Secretary of State; county election reports; Context Corner (Nov. 10).

WHAT THIS MEANS FOR REALTORS®

Why it matters

- **New House leadership.** The House elects its speaker when the session opens Jan. 12. Rep. Senfronia Thompson (D-Houston) says she has the votes; Rep. Eddie Morales Jr. withdrew and endorsed her. New committee chairs, including Ways and Means (property taxes), will follow.
- **2025 laws could be revisited.** The $140,000 school homestead exemption (in the Texas Constitution since voters approved it in 2025), SB 15 (smaller lots in new subdivisions), SB 840 (housing in commercial zones), HB 24 (limits on zoning protests) and HB 1533 (appraisal process reforms). Several passed the House with votes from both parties, and any change needs both chambers and the governor.
- **New members to meet.** Three service-area House districts will have new representatives in January. Bill prefiling opened Nov. 9.

WHAT TO WATCH

Mon., Nov. 16 Collin County canvass (1:30 p.m.)

Tue., Jan. 12, 2027 90th Legislature convenes; the House elects its speaker

SECTION 4 · COUNTY GOVERNMENT, COURTS AND APPRAISAL DISTRICTS

04 Tarrant changes hands; Collin and Kaufman each gain a Democratic commissioner

WHAT HAPPENED

Democrats won every contested countywide race in Tarrant County. Alisa Simmons unseated County Judge Tim O'Hare, and the Commissioners Court goes from 3–2 Republican to 4–1 Democratic on Jan. 1. In Collin, County Judge Chris Hill (R) was re-elected by 1,863 votes, and Julie Holmer (D) won the open Precinct 4 seat, becoming the only Democrat on the court. In Kaufman, Shree Henderson (D) unseated Commissioner Skeet Phillips. No Dallas County seats changed parties.

4–1
Tarrant Commissioners Court, Democratic, from Jan. 1 (now 3–2 Republican)

1,863 votes
Collin County Judge Chris Hill's re-election margin

All 14
contested Tarrant judicial and justice of the peace races led by Democrats (count not final)

COUNTY	OFFICE	RESULT	SHARE	MARGIN
Tarrant	County Judge	**Alisa Simmons (D)** over Tim O'Hare (R, inc.) FLIP	56.4%	+91,251
Tarrant	Criminal District Attorney	**Tiffany Burks (D)** over Phil Sorrells (R, inc.) FLIP	56.0%	+84,632
Tarrant	District Clerk	**Nathan Smith (D)** over Tom Wilder (R, inc.) FLIP	56.2%	+88,024
Tarrant	County Clerk	**Lydia Bean (D)** over Mary Louise Nicholson (R, inc.; conceded) FLIP	55.8%	+82,103
Tarrant	Commissioner, Pct. 4	**Nydia Cardenas (D)** over Manny Ramirez (R, inc.) FLIP	51.8%	+6,200
Collin	County Judge	**Chris Hill (R, inc.)** over John R. Buster Brown (D)	50.2%	+1,863
Collin	Commissioner, Pct. 4	**Julie Holmer (D)** over Shelby Williams (R) FLIP	53.3%	+6,979
Kaufman	Commissioner, Pct. 2	**Shree Henderson (D)** over Skeet Phillips (R, inc.) FLIP	54.5%	+1,609

Counts as of Nov. 6; Tarrant's count was not final.

COURTS AND JUSTICES OF THE PEACE

Democrats lead all 14 contested Tarrant judicial and justice of the peace races, unseating 10 Republican incumbents (count not final). New justices of the peace, who hear eviction cases, take office Jan. 1 in Tarrant Precinct 2, Collin Precincts 3 and 4, Kaufman Precinct 2 and Dallas Precinct 3, Place 2.

NEW JUSTICES OF THE PEACE FROM JAN. 1

Tarrant	Precinct 2
Collin	Precincts 3 and 4
Kaufman	Precinct 2
Dallas	Precinct 3, Place 2

SECTION 4 · COUNTY GOVERNMENT, COURTS AND APPRAISAL DISTRICTS

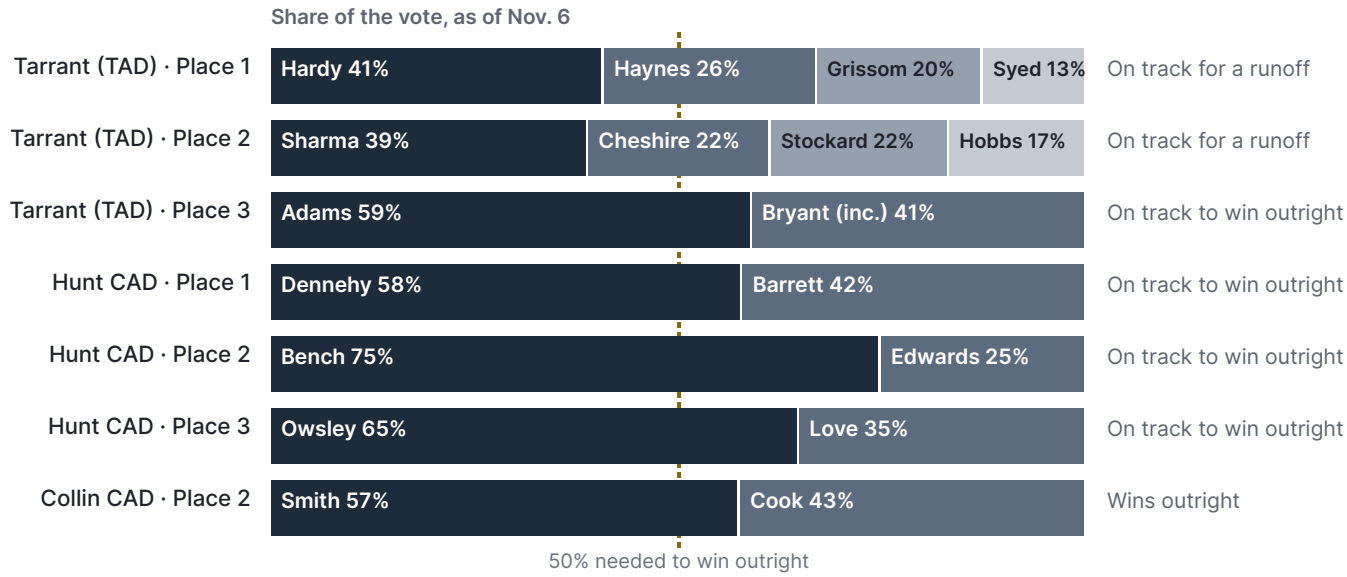
Appraisal district boards

At the Tarrant Appraisal District, John Adams (59.0%) unseated Place 3 director Matt Bryant. Places 1 and 2 go to runoffs, led by Rebecca Hardy (40.8%) and Ambika Sharma (38.9%) as of Nov. 6. Tarrant County's joint runoff is Dec. 12; TAD has not confirmed its races will be on that ballot. In Collin, Michael G. Smith won CAD Place 2 with 57.5%.

FIGURE 5

Appraisal district board races

Share of the vote, as of Nov. 6; the dashed line marks the 50% needed to win outright. Each segment is one candidate, largest first.



Source: County election reports, as of Nov. 6, 2026; Fort Worth Report and Community Impact.

WHAT THIS MEANS FOR REALTORS®

Why it matters

- **Property records.** County clerks run deed recording and property-fraud alert programs. Tarrant's new clerk takes office Jan. 1.
- **Evictions.** Property managers should learn each new justice of the peace court's procedures early.
- **Appraisals.** Elected appraisal directors vote on the district's budget and hire the chief appraiser. Tarrant reappraises in 2027; its chief appraiser has anticipated about a 15% average residential increase. A homestead's appraised value for tax purposes can rise no more than 10% a year (Tax Code §23.23); rentals don't qualify, and buyers don't inherit the seller's capped value.
- **Tax rates.** Tarrant's new Commissioners Court sets its first budget and tax rate in summer 2027.

WHAT TO WATCH

Sat., Dec. 12 Tarrant Appraisal District runoffs (Places 1 and 2) expected but not yet confirmed for this date

Fri., Jan. 1, 2027 New county officials, judges, justices of the peace and elected appraisal directors take office

SECTION 5 · BONDS AND TAX ELECTIONS

05 Voters said no to most measures that cost money

WHAT HAPPENED

Only 9 of 54 local bond and tax measures in the service area were passing or leading in unofficial results: 4 of 30 bonds, 2 of 8 tax-rate elections and 3 of 16 new or renewed taxes and taxing districts (municipal utility district elections are counted separately).

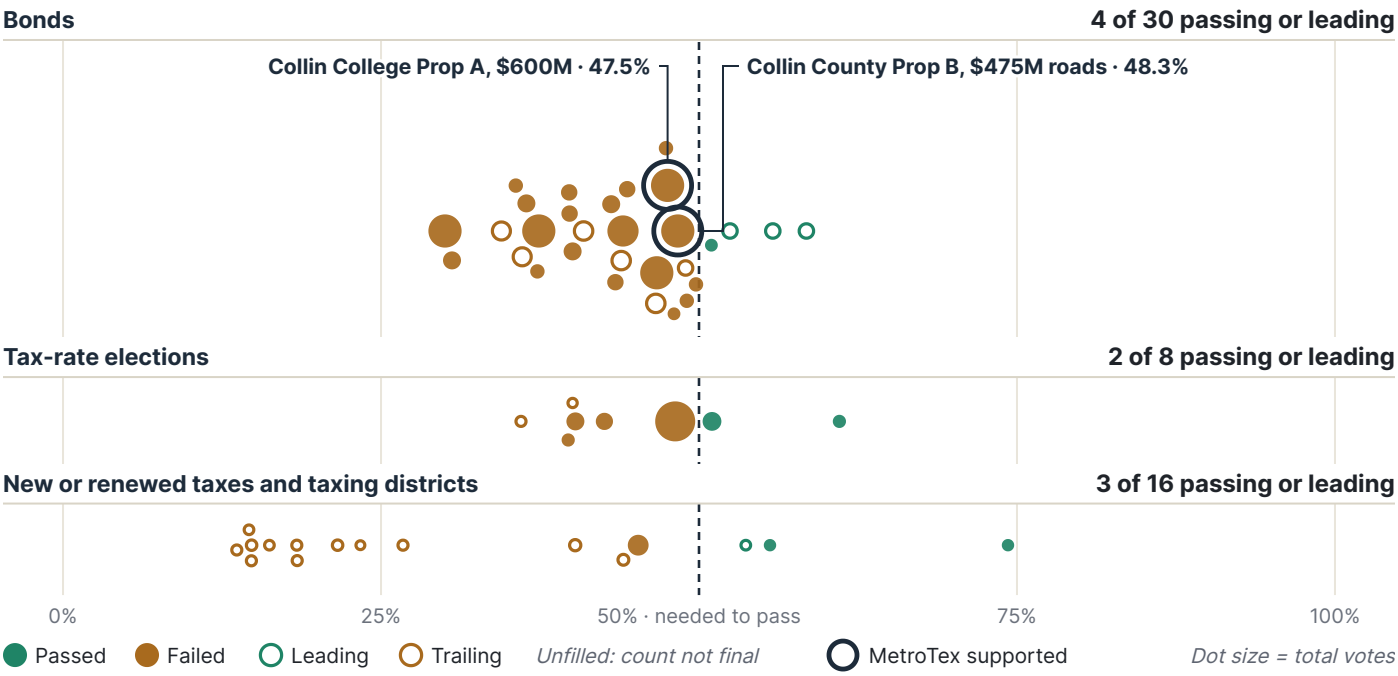
METRO TEX

MetroTex supported two of the measures that failed and encouraged members to vote on them: Collin County's $475 million transportation bond (Prop B), which received 48.3%, and Collin College's $600 million bond, which received 47.5%. Dallas County's tax-rate election for homelessness services, the City of Dallas's $443 million public-safety bond and Plano's arena venue tax also failed, as did all five Wylie bonds. Garland's tax-rate election and Anna's streets bond passed, and North Richland Hills voters approved all but one proposition.

FIGURE 6

Every bond and tax measure

Each dot is one measure, placed by its share For; size is total votes. Unfilled dots were counts not yet final on Nov. 6; ringed dots are measures MetroTex supported.



Source: County election reports, Nov. 3–6, 2026.

ECONOMIC CONTEXT AND POSSIBLE FACTORS

STATEWIDE CONTEXT (SURVEY)

In the ABC News voter poll, 87% of Texas voters called the cost of living a crucial or major factor in their vote, and 72% rated the economy not so good or poor. That measures statewide sentiment; it doesn't establish why voters decided any particular North Texas bond or tax measure.

DOCUMENTED RESULTS

Among the weakest results were Collin County's elections-administration building (30.0%), Keller ISD's turf and athletics, and McKinney ISD's pool and stadium. One reasonable reading is that voters separated core needs from amenities, though the results alone don't prove it.

ATTRIBUTED ARGUMENTS

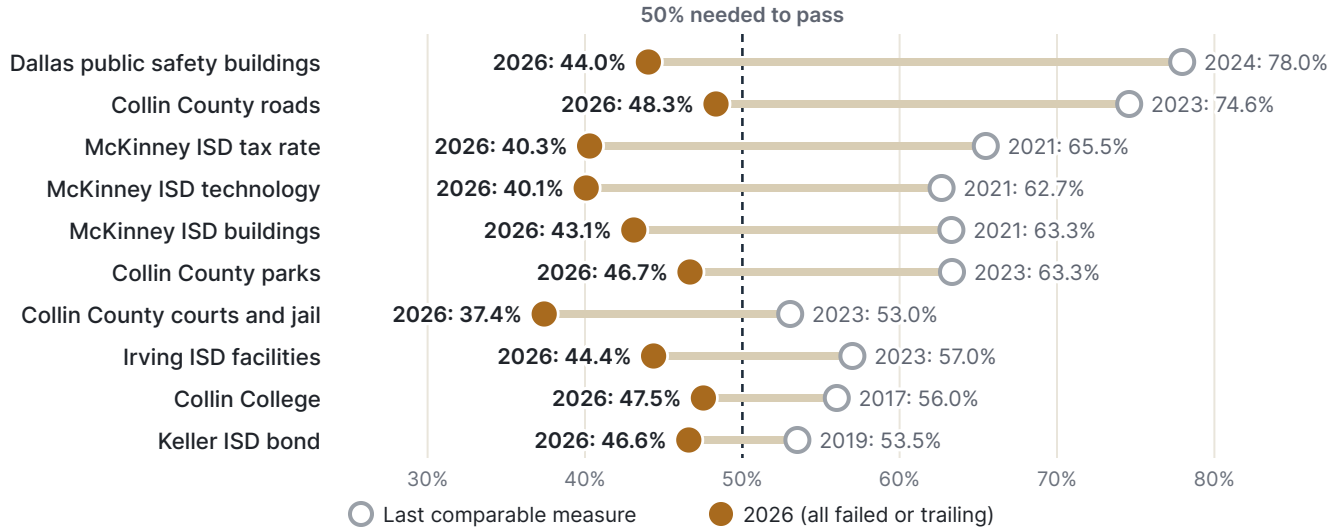
Officials who opposed Dallas County's increase, about $72 a year on a $300,000 home, cited affordability.

SECTION 5 · BONDS AND TAX ELECTIONS

FIGURE 7

Same government, similar request: then and now

Share For on the last comparable measure and in 2026. Support fell 18.8 points on average; Collin County roads went from 74.6% in 2023 to 48.3%.



Source: County election reports and canvass results for the earlier elections; 2026 unofficial results.

WHERE THE MAJOR FAILED MEASURES STAND

GOVERNMENT	MEASURE	WHAT HAS BEEN SAID SO FAR
Collin County	Props A–D, $817.5M ($475M roads)	No replacement election proposed as of Nov. 12.
Collin College	Prop A, $600M	No statement found; planned Anna and Royse City campuses unfunded.
City of Dallas	Prop A, $443M public safety	Opponents want a narrower bond and a separate police-academy item in May 2027.
Dallas County	Tax-rate election (homelessness)	Must use the lower rate; programs planned for January 2027 are unfunded.
City of Plano	Arena venue taxes	City leaders say the arena moves ahead with other financing, including a tax increment zone.
School districts	McKinney, Irving, Keller ISDs	No plans found. Bonds can return May 2027; tax-rate elections, Nov. 2027.

Failed bonds can return May 1, 2027 (if ordered by Feb. 12). Tax-rate elections follow each year's rate adoption (Tax Code §§26.07, 26.08), so the next opportunity is Nov. 2, 2027.

WHAT THIS MEANS FOR REALTORS®

Why it matters

- **Growth infrastructure remains unfunded** in fast-growing areas, from Collin County thoroughfares to new campuses and schools, affecting commutes, school capacity and where homes get built.
- **Costs may shift to other tools** for roads, utilities and development infrastructure: impact fees, MUDs, PIDs and certificates of obligation (debt a city or county can issue without an election unless enough voters petition). Those tools don't fund school construction.
- **Members can engage early.** Many cities and school districts build bond packages with citizen committees, where members' market knowledge is valuable.

WHAT TO WATCH

Sat., May 1, 2027 Local elections; first chance for failed bonds to return

Tue., Nov. 2, 2027 Next opportunity for tax-rate elections

Unofficial results; figures will change as counties finish counting and canvass.

SECTION 6 · PAYING FOR GROWTH

06 A handful of voters authorized billions in utility-district bonds

WHAT HAPPENED

On the ballot where 423,972 Collin County voters turned down $475 million for roads, five new municipal utility districts (MUDs) were authorized to issue about $3.27 billion in bonds, with no more than two votes cast on any proposition. That is routine for new developments, where few voters live when a district is created. It is borrowing authority, not debt already issued: MUDs sell bonds as land develops, and the residents who move in repay them.

FIGURE 8

Two kinds of bond election on the same ballot

Bond money on the ballot, same scale. The MUD figure is new-bond authority; refunding authority (table below) is excluded.

COLLIN COUNTY PROP B · ROADS

423,972

voters decided it

FIVE NEW MUNICIPAL UTILITY DISTRICTS

2 or fewer

votes cast on any proposition

$475 million · rejected (48.3% For)

About $3.27 billion in new bonds · authorized

Source: Collin County election results; each district's ballot language.

BOND AUTHORITY FOR THE FIVE NEW MUDS

DISTRICT	COUNTY	NEW BONDS	REFUNDING	VOTES	RESULT
Cross Creek East MUD	Hunt	$1,184M	$1,776M	1–0 on each	6 of 6 passed
Grand Meadows MUD	Kaufman	$1,153M	$1,441M	1–0 on each	6 of 6 passed
Blue Meadow MUD No. 2	Collin	$554M	$831M	2–0 on each	7 of 7 passed
Blue Meadow MUD No. 4	Collin	$288M	$432M	2–0 on each	7 of 7 passed
The Preserve MUD	Collin	$94M	$141M	1–0 on each	6 of 6 passed

From each district's ballot language; Hunt's count not final as of Nov. 6.

Public improvement districts (PIDs) levy annual assessments on property in the district to pay for eligible improvements such as streets and utilities; some also issue bonds repaid from those assessments. **Impact fees**, one-time charges on new construction, are also being updated: Fate's draft study shows about $6,470 per single-family home at its illustrative maximum (not adopted), and Mesquite's roadway update goes to its advisory committee Dec. 1.

WHAT THIS MEANS FOR REALTORS®

Why it matters

- **Buyers in a MUD pay a district tax** on top of city, county and school taxes: maintenance-tax ceilings of $0.92 to $1.20 per $100 in these five districts, plus debt service once bonds are sold.
- **Disclosure.** Before the buyer signs a binding contract, sellers must give the statutory MUD notice (Water Code §49.452) and, in a PID, the assessment notice (Property Code §5.014).
- **New-home pricing.** Impact fees and PID assessments add to the cost of new homes; check the city's fee schedule and the PID's assessment roll for new construction.

WHAT TO WATCH

New district financing MUD and PID creation, PID bond issues and impact-fee updates in growing cities

Dec. 1 Mesquite's roadway impact-fee update goes to its advisory committee

SECTION 7 · WHAT'S NEXT

07 Canvass, recounts, runoffs and the 2027 session

2026

Mon., Nov. 16	Collin County canvass (1:30 p.m.). All county and local canvasses must be finished by Nov. 17.
Nov. 21–Dec. 7	State canvass for statewide offices, the Legislature and Congress. Recount requests for HD-61 or HD-67 are due by 5 p.m. on the third business day after it.
Nov. 30–Dec. 8	Early voting for local runoffs.
Sat., Dec. 12	Local runoff elections, including Tarrant County's joint runoff. The Tarrant Appraisal District runoffs (Places 1 and 2) are expected but not yet confirmed for this date.

2027

Fri., Jan. 1, 2027	New county officials, judges, justices of the peace and elected appraisal directors take office.
Tue., Jan. 12, 2027	90th Legislature convenes; the House elects its speaker. The regular session ends May 31.
Jan. 13–Feb. 12, 2027	Candidate filing for May 1 city and school board elections (confirm dates with each city or district).
Fri., Feb. 12, 2027	Last day for local governments to order May 1 elections, including bond elections.
Sat., May 1, 2027	Local elections; first chance for failed bonds to return.
Tue., Nov. 2, 2027	Next opportunity for tax-rate elections.

TO BE SCHEDULED

Not yet set	Special elections to fill state Senate seats being vacated by statewide winners, including SD-16 in Dallas County (Attorney General-elect Nathan Johnson).

Filled markers: new officials take office; the Legislature convenes; failed bonds can first return.

Updates since early returns

- **HD-61 and HD-67:** Collin County's Nov. 10 update narrowed Rep. Richardson's lead from 134 to 43 votes and Rep. Leach's from 203 to 123. Neither race has been called.
- **HD-89:** Rep. Candy Noble conceded to Angie Carraway on Nov. 4.
- **Statewide courts:** Democrats' wins for all three Court of Criminal Appeals seats and all three 15th Court of Appeals seats have been reported; 15th Court of Appeals Justices Scott Field and April Farris conceded.
- **Tarrant County Clerk:** Mary Louise Nicholson conceded to Lydia Bean on election night.
- **Wylie:** All five bond propositions were rejected, including the streets bond that trailed by 88 votes as of Nov. 6.
- **Runoffs:** Tarrant County set its joint runoff for Dec. 12.

ISSUES TO WATCH

- **Road funding in Collin County.** How the county pays for priority thoroughfares after Prop B, and whether roads return on a later ballot.
- **Future bond packages.** Dallas public safety, Collin College, Wylie streets, and McKinney, Irving and Keller ISDs could bring new or smaller packages as soon as May 2027.
- **Dallas's zoning code rewrite.** The first public draft was posted around Nov. 5, with virtual public discussions beginning Nov. 18. Reported changes include duplexes and accessory dwelling units in more neighborhoods.
- **Plano arena financing.** Whether the city uses a tax increment reinvestment zone or other tools that don't require a vote.
- **Tarrant County's new leadership.** Its first budget and tax rate, its relationship with the appraisal district, and growth spending in northeast Tarrant.
- **New district financing.** MUD and PID creation, PID bond issues and impact-fee updates in growing cities.
- **The 2027 legislative session.** Property-tax relief, the 2025 housing-supply and zoning laws, appraisal procedures and private-property rights.
- **Local runoffs and May elections.** Low-turnout races where a few hundred votes decide who sets local zoning, fees and tax rates.

Unofficial results; figures will change as counties finish counting and canvass.

GET INVOLVED

Your relationships matter more than ever

With new officials taking office from the courthouse to the Capitol, MetroTex Government Affairs will continue to monitor these developments and work with elected officials at every level, regardless of party affiliation, on the issues that affect REALTORS®, property owners and homebuyers.

If you already know a newly elected official, or you want to get involved in local advocacy in your city, county or school district, we want to hear from you.



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Tell us who you know, where you live and work, and which issues matter most to your business. Local relationships are often what let MetroTex engage quickly when a city or county acts.

ABOUT THIS REPORT

All results are unofficial unless noted. Counts are as reported by county election offices, the Texas Secretary of State and news organizations as of the dates shown, and they will change as counties finish counting and canvass. “Called” means a race was called by the Associated Press or another named news organization, or the trailing candidate conceded. Margins are two-party unless noted. Municipal utility district elections are excluded from bond and tax totals.

This is an informational analysis by MetroTex Government Affairs, adapted from a research report prepared for MetroTex leadership. It does not establish new MetroTex policy positions and is not an endorsement of any candidate or party.

SOURCES

County results: Collin, Dallas, Tarrant, Rockwall, Kaufman, Hunt, Van Zandt, Navarro and Limestone county election reports, Nov. 3–4, 2026; Tarrant County Current Election Information (runoff dates).

Turnout and baselines: Texas Secretary of State voter registration and turnout history; Texas Legislative Council district reports; 2022 and 2024 canvass results.

Statewide results: Texas Secretary of State, unofficial results (updated Nov. 4); KPRC 2 and KSAT 12 results pages (AP), Nov. 6; Decision Desk HQ calls; Texas Tribune, Democrats break Republican hold on statewide courts; KUT, Texas’ top courts have Democrats for first time in years (Nov. 12); The Texan, 15th Court of Appeals.

Texas House: CBS News Texas (AP projection); MultiState, Texas 2026 results; Context Corner, Collin House races tighten (Nov. 10); Texas Tribune, Thompson says she has votes to be speaker; KBTX, Dyson concedes HD-14.

Senate rules: KPRC 2, Patrick backs limiting incoming lieutenant governor (Nov. 10).

Tarrant County: Fort Worth Star-Telegram, Democrats sweep power across Tarrant County; Texas Tribune, Tarrant redistricting; Fort Worth Report and Community Impact, Tarrant Appraisal District races.

Governor-elect’s proposals: KPRC 2, Hinojosa’s plans; Realtor.com, what Hinojosa’s win means for housing.

Bonds and taxes: Community Impact and KERA, Collin County bonds; Dallas Express, Collin County bond election (Nov. 6); CBS Texas, Dallas County Prop A and Plano Prop A; CandysDirt.com; KRLD; Fort Worth Star-Telegram, Keller ISD; KERA, North Richland Hills; Wylie News, Wylie bonds (Nov. 12).

Voter attitudes: ABC News, Texas voter poll, 2026.

Appraisal and fees: The Texan, Tarrant Appraisal District reappraisal (Sept. 8); City of Fate draft impact-fee study (Aug. 13); Texas Tax Code §§23.23, 26.07, 26.08; Water Code §49.452; Property Code §5.014.

Dallas zoning: City of Dallas zoning reform site; CandysDirt.com (Nov. 8).

Election procedures: Texas Secretary of State, recount guide; Texas SOS election advisories on the canvass and Dec. 12 runoff calendar; May election law calendar.

2025 legislation: Texas REALTORS®, real estate wins from the 89th Legislature; Texas Legislature Online, HB 1533 bill analysis.