

From: Louisiana REALTORS® <info@larealtors.org>
Sent: Friday, April 17, 2026 7:49 AM
Subject: Monthly Resource - FinCEN court decision, webinars today, amendments on May ballot, broker updates and more!



REALTOR **RESOURCE**
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NATIONAL ASSOCIATION REALTORS

FinCEN Updates

On March 19, 2026, the U.S. District Court for the Eastern District of Texas issued a decision in *Flowers Title Companies, LLC v. Bessent*, which vacated the Financial Crimes Enforcement Network's (FinCEN) Residential Real Estate Anti Money Laundering (AML) Rule. FinCEN's Residential Real Estate AML Rule requires reporting of non financed residential real estate transfers involving legal entities or trusts. In promulgating the rule, FinCen indicated that the illicit use of residential real estate threatens U.S. economic and national security and can disadvantage those that seek to compete fairly in the U.S. real estate market. The reporting requirement's stated purpose is to "increase transparency in the U.S. residential real estate sector and to combat and deter money laundering."

The AML Rule took effect on December 1, 2025, with reporting obligations beginning March 1, 2026, but is now suspended based on the court order. The court held that FinCen exceeded its statutory authority under the Bank Secrecy Act (BSA) and violated the Administrative Procedure Act (APA). As a result, the rule has been set aside. FinCEN posted a statement noting, "In light of a federal court decision, reporting persons are not currently required to file real estate reports with FinCEN and are not subject to liability if they fail to do so while the order remains in force."

[FinCEN FAQs from NAR >>](#)

[FinCEN court decision >>](#)

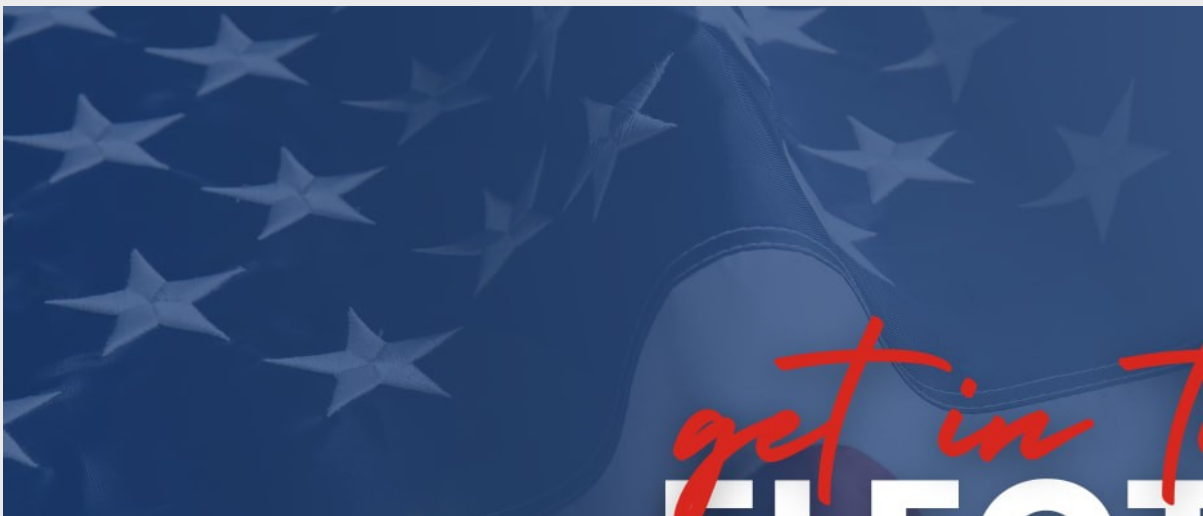


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Constitutional Amendments on the May 16 Ballot

Louisiana voters will head to the polls on Saturday, May 16, 2026, to consider five constitutional amendments that could impact the state's business climate and real estate landscape.

While not all are directly tied to housing, each carries implications for REALTORS® and property owners:

Amendment 1: Civil Service Changes

This is not directly a real estate amendment, but it matters to the broader business climate. Supporters say it gives the Legislature more flexibility to reorganize state government. Critics argue it could inject more politics into state employment and reduce continuity in agencies that handle permitting, licensing, property administration and economic development. For REALTORS®, the key question is whether this improves government efficiency or creates more instability in the agencies members work with.

Amendment 2: St. George School System

Schools drive rooftops. This amendment is highly relevant to residential real estate because school system boundaries and perceived school quality can affect home values, buyer demand, subdivision growth and development patterns. In East Baton Rouge Parish, creating a new school system could reshape where families choose to buy, how communities market themselves, and how local public resources are distributed. This is not theoretical—school governance often changes housing demand faster than almost anything else.

Amendment 3: Teacher and Support Staff Pay Raise / Education Trust Funds

From a housing standpoint, permanent raises for teachers and school support staff can strengthen household purchasing power and improve mortgage readiness for a large portion of the workforce. The counterpoint is fiscal structure: voters may question whether using former education trust fund resources in this way is sustainable over the long term. For real estate, stronger educator pay is generally positive for local demand, but long-term budget stability also matters, as uncertainty can affect confidence and investment.

Amendment 4: Inventory Tax and Public Service Property

This is the amendment most directly related to business and property taxes on the ballot. While it targets business inventory rather than homes, it could affect local tax structures, parish revenue decisions and the overall competitiveness of doing business in Louisiana. For commercial real estate, industrial properties, warehouse users, and economic development prospects, reducing the inventory tax burden could make Louisiana more attractive. On the other hand, local governments may have concerns about revenue replacement and potential pressure on other tax bases.

Amendment 5: Raise Judicial Retirement Age from 70 to 75

This is not directly a housing amendment, but stable courts are essential to real estate. Property rights, contract enforcement, title disputes, evictions, construction litigation, zoning issues and succession matters all move through the judicial system. Supporters argue this

would keep experienced judges on the bench longer, while opponents may say it slows turnover and limits fresh perspectives. For REALTORS®, lenders, brokers, landlords and property owners, the practical takeaway is simple: a steady and competent court system is critical to a functioning real estate market.

For a deeper, nonpartisan breakdown, Public Affairs Research Council of Louisiana is hosting a [webinar today, Friday, April 17, at 11:00 a.m.](#), and offers a helpful [voter guide](#) to all the amendments.

Make sure you're ready to vote by checking your registration with the [Louisiana Secretary of State](#).

[Read PAR's guide to amendments >>](#)

[Register for PAR Louisiana's webinar >>](#)

LR Officer & NAR Director Applications

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Room Deadline Next Week

Join colleagues from across the state in Baton Rouge for the **2026 Spring Into Action Legislative Conference**, taking place **May 13–14**, at the **Hilton Capitol Center**. This annual event brings REALTORS® together to learn about the latest industry issues, connect with peers and legislators and demonstrate the collective impact our profession has on communities throughout Louisiana.

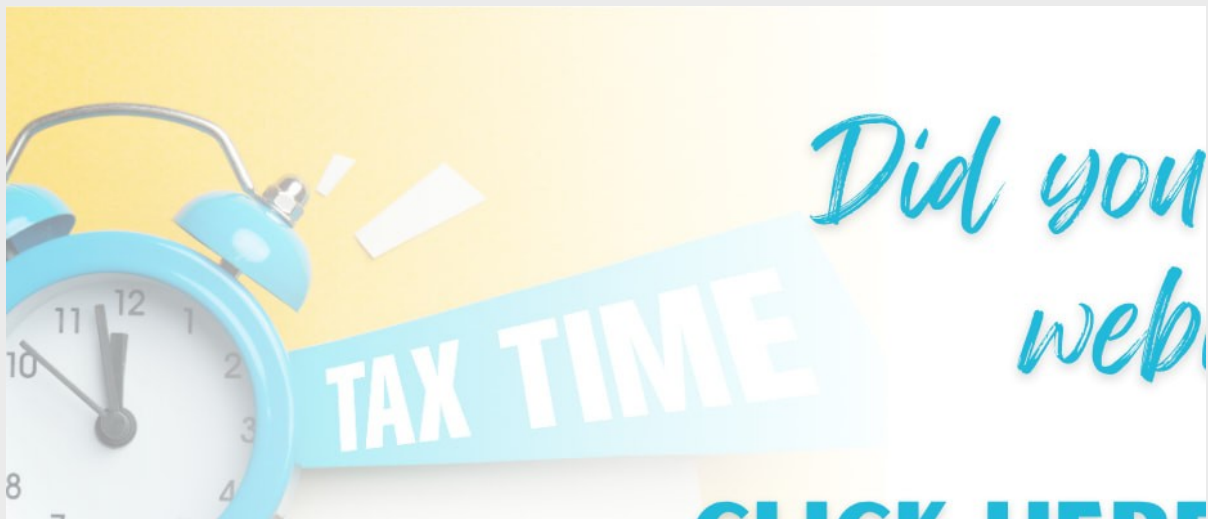
From educational sessions and networking opportunities to REALTOR® Day at the Capitol, Spring Into Action is your chance to strengthen your voice in the legislative process and stay informed on the policies shaping real estate.

Be sure to book your room at the Hilton Capitol Center today! **Room deadline is Friday, April 24.**

[Learn more >>](#)

[Book your hotel room >>](#)

[Register for the conference >>](#)



Free 2026 Broker Mandatory Webinar

Louisiana REALTORS® is hosting a FREE webinar on the **2026 Broker Mandatory: Broker Leadership & Compliance** on **Wednesday, May 20, 9:00 a.m. - 1:00 p.m.**. The course will be hosted through Bob Brooks School and lead by instructor **Brent Lancaster**, ABR, SRS, GRI, CDEI, e-PRO.

This course provides an in-depth review of broker supervision and legal responsibilities, including compliance requirements, record retention and broker liability for sponsored licensee conduct. Participants will examine the required components of a compliant Office Policy Manual and learn how to develop, implement and enforce policies that promote professionalism, fair housing compliance and a legally sound brokerage environment. The course also covers property management requirements under LREC rules and Louisiana landlord-tenant laws, with emphasis on consumer protection and fair housing obligations. Finally, licensees will gain a clear understanding of escrow and trust account requirements, including proper account setup, maintenance and lawful handling of client funds in accordance with Louisiana statutes and Commission rules.

Course approved for four (4) hours continuing education credit (LREC #0225) and is provided by Bob Brooks School (#8025).

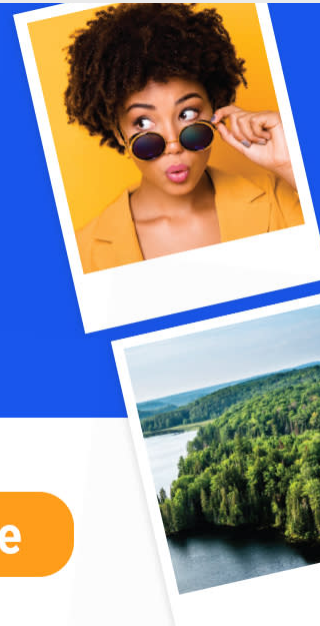
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APPLICATIONS FOR 2027 COMMITTEES

2027 NAR Committee Applications Are Now Open

Have you ever wanted to play a more active role in shaping the future of real estate? The people driving this industry forward aren't just waiting for change they're on committees making change. Now is your opportunity to bring your voice to the table.

Serving on an NAR committee is how you can turn ideas into action collaborating with peers to guide the industry, guide priorities and influence policy, all while growing your network and leadership skills.

Apply for a 2027 Committee by June 24.

[Learn more >>](#)

Award Nominations

2025 REALTOR® of the Year
2025 Lawrence R. Demarcay, Jr.

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Help Needed with Cookbook for the REALTORS® Relief Foundation

Louisiana REALTORS® is compiling a cookbook of Louisiana flavor with a REALTOR® heart in support of the [REALTORS® Relief Foundation](#). And we have two ways for you to get involved:

1. Join us in [contributing your favorite recipe](#) using this online form. If you want to include a picture with your recipe, send to info@larealtors.org and reference recipe title in email subject.
2. Or share your creativity by designing the [cover artwork](#) for the cookbook. A small committee will review all entries and choose one to print on the cover.

Stay tuned for more details on when you can grab your own copy of the cookbook! **Cover artwork and recipes are due by April 17th.**

[Submit your cover artwork >>](#)

[Submit a recipe >>](#)



In other news...

- Review the EPA's [2026 updates](#) on lead-based paint pamphlet
- [Watch](#) the RPR and other member benefit webinars
- Set sail for education and adventure on the [House Call 2026 CE Cruise](#)
- [April Broker Playbook](#) includes: AI Toolkit, new REALTOR® News Change Agents podcast, Fair Housing Month, 21st Century Road to Housing Act, May Broker Power Hour



The graphic features a torn paper effect on a blue background. A green rectangular piece of tape is at the top. The text "Real Estate starts with" is in black, and "REspect" is in orange with a green hand-drawn oval around it. To the left, a white semi-circle contains the text "SAVE 35%" in large black letters, followed by "on real estate education that supports ethical and compliant practices." in smaller black letters. Decorative elements include orange stars and a heart icon on the right.

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on real estate education that supports
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