

**TEXAS DEPARTMENT OF INSURANCE**  
**NOTICE OF PUBLIC HEARINGS**  
**Consideration of a Change to the**  
**Title Insurance Basic Premium Rates**  
**Docket No. 2858**

The commissioner of insurance will hold public hearings to consider a change to title insurance basic premium rates. The commissioner has jurisdiction over this hearing under Insurance Code §2703.206.

The Texas Department of Insurance (TDI) held public meetings to discuss title insurance basic premium rates on September 22 and 30, 2025. During those meetings, the Office of Public Insurance Counsel (OPIC) and Texas Land Title Association (TLTA) agreed to a recommendation of a 6.2% reduction to the title insurance basic premium rates.

During these upcoming public hearings, the commissioner will consider the recommended reduction of 6.2% to the title insurance basic premium rates, to go into effect March 1, 2026. A copy of how a possible 6.2% reduction would amend the rate chart and premium calculation policies in the *Basic Manual of Rules, Rates, and Forms for the Writing of Title Insurance in the State of Texas* (Basic Manual) can be viewed on [www.tdi.texas.gov/rules/2025/exrules.html](http://www.tdi.texas.gov/rules/2025/exrules.html).

**Public hearing process and participation information**

The commissioner will hear verbal comments on title insurance basic premium rates in a public hearing under Docket No. 2858 at 9:30 a.m., central time, on December 12, 2025, in Room 170 of the Stephen F. Austin Building, 1700 Congress Ave., Austin, Texas.

The commissioner will accept written comments on title insurance basic premium rates until 5:00 p.m., central time, on December 17, 2025. You can submit written comments by:

- **Email** - [ChiefClerk@tdi.texas.gov](mailto:ChiefClerk@tdi.texas.gov);
- **Regular mail** - Texas Department of Insurance, Office of the Chief Clerk, MC: GC-CCO, P.O. Box 12030, Austin, Texas 78711; or
- **In-person delivery** - Texas Department of Insurance, Office of the Chief Clerk, 1601 Congress Ave., Austin, Texas 78701, during regular business hours.

After considering all information provided, the commissioner will announce all decisions on the matter in a public hearing at 9:30 a.m., central time, on December 19, 2025, in Room 2.034 of the Barbara Jordan Building, 1601 Congress Ave., Austin, Texas.

Please note that the two hearings in this docket will be held in different buildings.

After the public hearings, the commissioner will issue an order stating her decision regarding the title insurance basic premium rate. If the order fixes a new title insurance basic premium rate, TDI will update the Basic Manual to reflect the new rate and will amend 28 Tex. Admin. Code §9.1, concerning Basic Manual of Rules, Rates, and Forms for the Writing of Title Insurance in the State of Texas. If the Basic Manual is updated, an amendment to §9.1 would follow the procedure outlined in Government Code Chapter 2001, Subchapter B, to change the effective date in the rule to adopt the updated version of the Basic Manual. TDI has authority to amend §9.1 under Insurance Code §§2501.002, 2551.003, 2703.151, 2703.201, 2703.202(g), 2703.208, and 36.001.

### **Information being considered**

At the September public meetings, TDI and other parties presented written and verbal comments on possible changes to the title insurance basic premium rate. You can review or get copies of the documents from TDI, TLTA, and OPIC:

- **Online:** Go to [www.tdi.texas.gov/rules/2025/exrules.html](http://www.tdi.texas.gov/rules/2025/exrules.html).
- **By mail:** Write to the Texas Department of Insurance, Office of the Chief Clerk, MC: GC-CCO, P.O. Box 12030, Austin, Texas 78711.
- **In person:** You can review the documents at the Texas Department of Insurance, Office of the Chief Clerk, 1601 Congress Ave., Austin, Texas 78701 during regular business hours. To schedule a time to review the materials in person, please email [ChiefClerk@tdi.texas.gov](mailto:ChiefClerk@tdi.texas.gov).

### **Potential impact of the recommended 6.2% rate reduction**

Texas law requires the commissioner of insurance to assess and set title insurance rates to be used by all title insurance companies and title insurance agents. TDI annually collects data from the title industry that it uses to fix premium rates. The data reflects the income and expenses experienced by title insurance companies and title insurance agents engaged in the business of title insurance in Texas.

In analyzing the data through 2024, multiple actuarial analyses indicate that title insurance basic premium rates could be decreased and still yield reasonable profits for the industry.

This potential rate reduction could benefit the public or the economy by reducing closing costs for real estate transactions. Reducing closing costs could result in increased home sales and a sufficient change in the number of real estate transactions would positively affect the larger state economy.

This potential rate reduction could impose some costs on licensed entities. Any change in rates would necessitate employee training and software programming. But actuarial indications show that reducing title insurance basic premium rates would make them

more reasonable for the public, while still being nonconfiscatory for the title industry, which is necessary to implement Insurance Code §2501.002 and §2703.152

A potential rate reduction should not result in an adverse economic impact on small businesses, micro-businesses, or rural communities. Additionally, it is neither legal nor feasible to waive or modify the basic premium insurance rate for small or micro-businesses. Insurance Code §2703.151 requires the commissioner to fix and promulgate premium rates that must be charged by all title insurance companies and agents; it does not afford any flexibility to set different rates for title insurance companies and title insurance agents based on the size of the business.

This potential rate reduction of 6.2% will *not*:

- Have a measurable fiscal impact on state or local governments as a result of enforcing or administering it, other than that imposed by statute.
- Add to or decrease state revenues or expenditures.
- Require any enforcement or compliance from local governments.
- Have a measurable effect on local employment or the local economy.
- Increase the cost of compliance with 28 Tex. Admin. Code §9.1; a change to the amount of the rate does not impose requirements beyond those in statute.
- Create or eliminate a government program.
- Require the creation of new employee positions or the elimination of existing employee positions.
- Require an increase or decrease in future legislative appropriations to the agency.
- Require an increase or decrease in fees paid to the agency.
- Create a new regulation.
- Expand, limit, or repeal an existing regulation.
- Increase or decrease the number of individuals subject to the rule's applicability.
- Affect private real property interests.
- Restrict or limit an owner's right to property that would otherwise exist in the absence of government action.