

# Update: Texas Federal Court Vacates FinCEN's Real Estate Disclosure Rule

## *What Families and Family Offices Need to Know*

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### AUTHORS

Kenneth C. Halcom | Eli Tsouristakis

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**What Happened:** A federal district court has [vacated](#) the FinCEN residential real estate reporting rule (the "Rule") that we highlighted in a [Client Alert](#) earlier this month.

**What It Means:** All compliance obligations are now suspended nationwide for families, family offices and other reporting persons—no FinCEN reports need to be filed while the Texas order remains in effect.

**What's Next:** Additional developments are likely, as the Texas decision directly conflicts with a February 2026 Florida federal court ruling which [upheld](#) the Rule. FinCEN may appeal the Texas decision or seek a stay pending appeal, either of which could reactivate reporting obligations on short notice. Alternatively, FinCEN may pursue a revised or narrower rule given the conflicting federal court decisions.

**What To Do Now:** Families and family offices should continue to monitor developments closely, as the regulatory landscape remains uncertain and may shift rapidly. But for the moment:

- ✓ **No filings are required:** Because the Rule has been vacated, as of March 19, 2026, there is no enforceable legal obligation to file residential real estate reports with FinCEN for pending or recently closed transactions.
- ✓ **Preserve your compliance infrastructure:** Although reporting is suspended, retaining the internal processes, data-collection protocols and workflows developed in anticipation of the Rule may prove valuable if the reporting regime is reinstated or modified.
- ✓ **Stay alert for updates:** Given the evolving landscape, families and family offices should watch for news and remain in close contact with their attorneys and advisors.

If you have any questions regarding this client alert, please contact the following attorneys or the Willkie attorney with whom you regularly work.

**New York**

**David J. McCabe**

212 728 8723  
dmccabe@willkie.com

**David J. Posner**

212 728 8780  
dposner@willkie.com

**Kenneth C. Halcom**

212 728 3448  
khalcom@willkie.com

**Ani Hovanessian**

212 728 8380  
ahovanessian@willkie.com

**Elizabeth Lewis**

212 728 8964  
elewis@willkie.com

**San Francisco**

**Kristine Waggener**

415 858 7471  
kwaggener@willkie.com

**Chicago**

**Barbara Grayson**

312 728 9030  
bgrayson@willkie.com

**Anne E. Brynn**

312 728 9017  
abrynn@willkie.com

**Gina Oderda**

312 728 9113  
goderda@willkie.com

**Roni J. Cohen**

312 728 9023  
rcohen@willkie.com

**Donna P. Margolis**

212 728 8778  
dmargolis@willkie.com

**Los Angeles**

**Kathy Wunderli**

310 855 3035  
kwunderli@willkie.com

**Andrew Copans**

310 855 3040  
acopans@willkie.com

**Jonathan C. Lurie**

310 855 3050  
jlurie@willkie.com

**Justin Alt**

310 855 3017  
jalt@willkie.com

**Eli Tsouristakis**

212 728 5553  
etsouristakis@willkie.com



BRUSSELS CHICAGO DALLAS FRANKFURT HAMBURG HOUSTON LONDON LOS ANGELES  
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