

**Proposed Revision to the Bylaws
of the Greater Boston Association of REALTORS®**

(1) Amendment to clearly define the term “good standing” as it pertains to one’s membership status.

It is ***MOVED and SECONDED*** to revise the GBAR Bylaws Article IV, Section 2 as outlined by NAR to clearly define the considerations by which members will be viewed as holding membership in “good standing” with the REALTOR® organization.

Article IV – Membership

Newly proposed language is underlined in italic and deletions appear in bold and parenthesis ().

Section 2. Privileges of REALTOR® Members

REALTOR® members, whether primary or secondary, in good standing (**whose financial obligations to the association are paid in full shall be**) *are* entitled to vote and to hold elective office in the association(;), *and* may use the term REALTOR® (and REALTORS®; **and have the primary responsibility to safeguard and promote the standards, interests, and welfare of the association and the real estate profession**). *For purposes of this section, the term “good standing” means the member satisfies the “Obligations of REALTOR® Members”, is current with all financial and disciplinary obligations to the association and MLS, has completed any new member requirements, and complies with NAR’s trademark rules.*

(2) Amendment to clarify members’ duties to safeguard the association and real estate profession, as well as state the practices that would warrant disciplinary action against a member.

It is ***MOVED and SECONDED*** to revise the GBAR Bylaws Article IV, Section 3 as outlined by NAR to clarify the responsibilities members have to promote and protect the public’s perception of the association, REALTORS® and the real estate profession, as well as establish that violent acts and threats of violence to person or property, hateful acts, and acts of moral turpitude against the public shall be cause for disciplinary action to be taken against members.

Article IV – Membership

Newly proposed language is underlined in italic and deletions appear in bold and parenthesis ().

Section 3. Obligation of REALTOR® Members

It shall be the duty and responsibility of every REALTOR® member of this association to *safeguard and promote the standards, interests, and welfare of the association and the real estate profession, and to protect against conduct that may cause a lack of public confidence in the real estate profession or in REALTORS®. REALTOR® members also must* abide by the **(Constitution and Bylaws)** *governing documents* and **(the rules and regulations)** *policies* of the association, **(the Constitution and Bylaws)** of the State Association, *and* the **(Constitution and Bylaws of the)** NATIONAL ASSOCIATION OF REALTORS®, **(and to abide by)** *as well as* the Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS®, including the duty to mediate and arbitrate controversies arising out of real estate transactions as specified by Article 17 of the Code of Ethics, **(and as further defined)** and in accordance with the procedures set forth in the Code of Ethics and Arbitration Manual **(of this association, as from time to time amended)**. *Every REALTOR® member shall maintain a high level of integrity and adhere to the association’s membership criteria. Any violent act or threat of violence to person or property, hateful conduct, or acts of moral turpitude impacting the public shall not be tolerated and may be cause for disciplinary action, up to and including termination of membership.*

(3) Amendment to correctly state the title of the GBAR member elected to a regional seat with the Massachusetts Association of REALTORS® in Article XIII, Section 1.

It is **MOVED and SECONDED** to modify the language in GBAR Bylaws Article XIII, Section 1 by replacing Greater Boston Regional Representative with Greater Boston Regional Vice President.

Article XIII – Executive Committee

Newly proposed language is underlined in italic and deletions appear in bold and parenthesis ().

Section 1. There shall be an Executive Committee consisting of the President, the President- elect, the Vice President, the Treasurer, the Immediate Past President and the Greater Boston Regional (**Representative**) Vice President to the Massachusetts Association of REALTORS®.

(4) Amendment to the current allocation of seats and length of term for NAR Directors.

It is **MOVED and SECONDED** to amend GBAR Bylaws Article XIV, Section 2 by removing a provision providing a NAR Director seat to the association president, and replacing it with a provision to designate a NAR Director seat for the GBAR president-elect, as well as modifying the length of all terms for NAR Director from one year to two years.

Article XIV – Association Elections

Newly proposed language is underlined in italic and deletions appear in bold and parenthesis ().

Section 2. The Nominating Committee shall be responsible annually for filling the following positions:

- a) President, President-elect, Vice President and Treasurer of the Association;
- b) Directors;
- c) MAR regional vice president for Greater Boston;
- d) MAR State Director seats;
- e) NAR Director seats, each of which shall be for a two-year term including (**with**) one seat each year to be reserved for the Association president-elect, with (**and**) any additional seats to be open to all members with selection of a recommended candidate(s) to be made by the Nominating Committee and election to be by the Board of Directors; and,
- f) Directors of the Greater Boston Real Estate Board.

(5) Amendment to clarify the timing of elections for NAR Directors, the Greater Boston Regional Vice President to MAR, and Directors At-Large to the Greater Boston Real Estate Board.

It is **MOVED and SECONDED** to amend GBAR Bylaws Article XIV, Section 4 by modifying the timeframe within which elections for NAR Directors and the Greater Boston Regional Vice President to MAR will take place to comply with current practice and organizational deadlines, and clarify that voting for GBAR Director At-Large candidates to Greater Boston Real Estate Board is for the purpose of making recommendations to GBREB Chair-elect.

Article XIV – Association Elections

Newly proposed language is underlined in italic and deletions appear in bold and parenthesis ().

Section 4. At its first regular meeting in the fourth quarter of said year, the Directors shall elect the President, President-elect, Vice President, Treasurer, Directors, (**MAR regional vice president for Greater Boston,**) and state directors as well as vote on recommended candidates to serve in Director At-Large seats to the Greater Boston Real Estate Board. Election of the Greater Boston Regional Vice President to the Massachusetts Association of REALTORS® shall occur during even numbered years at any regular meeting held during the second quarter, and election of NAR Directors will be held annually at any regular or specially-called meeting of the GBAR Board of Directors that precedes the policy deadline for notification set by the National Association of REALTORS®. Officers shall be elected by a majority vote of those directors present and voting and local and state directors by a plurality vote of those present and voting. In instances of a contested seat, the election shall be by ballot. If there are more than two nominees for any office, and no one receives a majority vote on the first ballot, the second ballot shall be taken only on the two nominees receiving the highest vote total.