

**BYLAWS  
OF  
OAKLAND ASSOCIATION OF REALTORS®**

**ARTICLE I  
NAME**

**Section 1. Name.** The name of this organization shall be the Oakland Board of REALTORS®, Incorporated doing business as the Oakland Association of REALTORS® (hereinafter referred to as “O.A.R.” or “Association”).

**Section 2. REALTOR® Membership Mark in Name of Association.** Inclusion and retention of the registered collective membership mark “REALTORS®” in the name of the O.A.R. shall be governed by the Constitution and Bylaws of the NATIONAL ASSOCIATION OF REALTORS® (hereinafter N.A.R.) as from time to time amended.

**Section 3. Offices.** The principal offices of the organization shall be located in the City of Oakland, County of Alameda, State of California at 1528 Webster Street, or such other address as may be designated by the Board of Directors. The Board of Directors may at any time establish branch or subordinate offices at any place or places.

**ARTICLE II  
OBJECTIVES**

**Section 1. Objectives.** The objectives of the Association are:

- (a) To unite those engaged in the recognized branches of the real estate profession for the purpose of exerting a beneficial influence upon the profession and related interests. The “recognized branches of the real estate profession” include buying, selling, exchanging, renting or leasing, managing, appraising for others for compensation, financing, building, developing or subdividing real estate.
- (b) To promote and maintain high standards of conduct in the real estate profession as expressed in the Code of Ethics of N.A.R. (hereinafter “Code of Ethics”).
- (c) To provide a unified medium for real estate owners and those engaged in the real estate profession whereby their interests may be safeguarded and advanced.
- (d) To further the interests of home and other real property ownership.
- (e) To unite those engaged in the real estate profession in this community with the CALIFORNIA ASSOCIATION OF REALTORS® (hereinafter “C.A.R.”) and N.A.R. thereby furthering their own objectives throughout the state and nation, and obtaining the benefits and privileges of membership therein.
- (f) To designate, for the benefit of the public, those individuals within the state of California or a state contiguous thereto authorized to use the terms REALTOR® and REALTORS® as licensed, prescribed, and controlled by N.A.R.

**ARTICLE III**  
NATIONAL AND STATE MEMBERSHIPS

**Section 1. Association Membership in N.A.R. and C.A.R.** The Association shall be a member of N.A.R. and C.A.R. as defined in the governing documents of the N.A.R. and C.A.R. By reason of the Association's membership in N.A.R. and C.A.R., each REALTOR® member of the Association shall be entitled to membership in N.A.R. and C.A.R. The Association shall continue as a member of N.A.R. and C.A.R., unless by a majority vote of all its REALTOR® members the decision is made to withdraw, in which case N.A.R. and C.A.R. shall be notified in writing at least one month in advance of the date designated for the termination of the Association's membership.

**Section 2. Ownership and Use of REALTOR® Membership Marks.** The Association recognizes the exclusive property rights of N.A.R. in the terms REALTOR® and REALTORS®. The Association may use the terms while it is a member in good standing of N.A.R. The Association shall discontinue use of the terms in any form in its name, upon ceasing to be a member of N.A.R., or upon a determination by the Board of Directors of N.A.R. that it has violated the conditions imposed upon use of the terms.

**Section 3. Adoption & Enforcement of N.A.R. Code of Ethics; Compliance with N.A.R. and C.A.R. Governing Documents & Policies.** The Association adopts the Code of Ethics and agrees to enforce the Code of Ethics among its REALTOR® members. The Association and all of its members agree to abide by the Constitution, Bylaws, Rules and Regulations, Code of Ethics, and policies of N.A.R. and C.A.R.

**Section 4. Other Association Rules, Regulations & Policies.** The Association may adopt any Rules and Regulations or policies not inconsistent with the Constitution, Bylaws, Rules and Regulations, Code of Ethics, and policies of N.A.R. and C.A.R. and these Bylaws. Any inconsistencies between the Association's Rules and Regulations or policies and the Bylaws of the Association (hereinafter "Bylaws") shall be controlled by the Bylaws.

**ARTICLE IV**  
JURISDICTION

**Section 1. Description of Jurisdiction.** The territorial jurisdiction of the Association as a Member of the National Association of REALTORS® shall include but not be limited to the cities of Oakland, Piedmont and Emeryville in the State of California.

**Section 2. Jurisdictional Rights.** Territorial jurisdiction is defined to mean the right and duty to control the use of the terms REALTOR® and REALTORS® subject to the conditions set forth in the Bylaws and those of N.A.R., and to protect and safeguard the property rights of N.A.R. in those terms.

## ARTICLE V

### MEMBERSHIP, QUALIFICATION, APPLICATION AND ACCEPTANCE

**Section 1. Classes of Membership.** There shall be six classes of membership: (a) REALTOR® Members; (b) Institute Affiliate Members; (c) Affiliate Members; (d) Public Service Members; (e) Honorary and Emeritus Members; and (f) Student Members.

**Section 2. Qualifications of REALTOR® Members.**

- 2.1 REALTOR® members, whether primary or secondary, who are principals, partners, corporate officers or branch office managers of real estate firms shall:
  - (a) Maintain a current, valid California real estate broker or salesperson license or California real estate appraisal certification or license; and
  - (b) Act as sole proprietor, partner, corporate officer of a real estate firm or office manager of a real estate firm acting on behalf of the firm's principal(s); and
  - (c) Remain actively engaged in the real estate profession; and
  - (d) Maintain or be associated with a real estate office located within the state of California or a state contiguous thereto.
- 2.2 REALTOR® members, whether primary or secondary, other than principals, partners, corporate officers, or branch office managers of real estate firms shall:
  - (a) Maintain a current, valid California real estate broker or salesperson license or California real estate appraisal certification or license; and
  - (b) Remain actively engaged in the real estate profession; and
  - (c) Remain employed by or affiliated as an independent contractor with a REALTOR® member who meets the requirements in Section 2.1 of Article V for any Association of Realtors® in California or a state contiguous thereto.
- 2.3 REALTOR® members may be franchise corporate officers as described below in Article V, Section 11.

**Section 3. Primary and Secondary REALTOR® Members.** An individual is a primary member of the Association if the Association pays C.A.R. and N.A.R. dues for that individual. An individual is a secondary member if C.A.R. and N.A.R. dues are remitted through another board or Association. However, when an individual is a secondary member of the Association and a primary member of a local board or Association in a state other than California, C.A.R. dues will be remitted through the Association. There must be a Designated REALTOR® member of this Association for licensees affiliated with the firm to select the Association as their primary board or Association. There need not be a Designated REALTOR® member of this Association for licensees affiliated with the firm to select this Association as their secondary board or Association.

**Section 4. Qualifications of Institute Affiliate Members.** Institute Affiliate members shall be individuals who hold a professional designation awarded by a qualified Institute, Society or Council affiliated with the N.A.R. that addresses a specialty area other than residential brokerage or individuals who otherwise hold a class of membership in such Institute, Society or Council that confers the right to vote or hold office. Any such individual, if otherwise eligible, may elect to hold REALTOR® membership subject to payment of applicable dues for such membership.

**Section 5. Qualifications of Affiliate Members.** Affiliate members shall be real estate owners, and other individuals or firms engaged in activities related to the real estate profession, who do not qualify for REALTOR® membership. Affiliate members have interests requiring information concerning real estate and sympathy with the objectives of the Association.

**Section 6. Qualifications of Public Service Members.** Public Service members shall be those members who maintain an interest in the real estate profession as employees or affiliates of educational, public utility, government or other similar organizations and are not engaged in the real estate profession on their own account or in Association with an established real estate business.

**Section 7. Qualifications of Honorary and Emeritus Members.** Honorary members shall be those persons recognized by the Board of Directors as persons who have performed notable service for the real estate profession, for the Association, or for the public though not engaged in the real estate profession. Emeritus Members shall be those persons recognized by the Board of Directors as persons who have had a longtime affiliation with, and a history of active service to the Association and who are at least 72 years of age.

**Section 8. Qualifications of Student Members.** Student members shall be students enrolled in an undergraduate or graduate degree program at an institution of higher education with a specialization or major in real estate, or who are seeking to obtain a real estate license or appraiser's license but who are not eligible for REALTOR® membership.

**Section 9. Designated REALTORS®.** Each firm shall designate in writing one REALTOR® member who shall be responsible for the conduct of individuals affiliated with the firm and accountable to the Association for all duties and obligations of Association membership. The "designated REALTOR®" must be the sole proprietor, partner, corporate officer or an office manager acting on behalf of the firm's principal(s) and must have the authority to bind the firm in arbitration and must meet all the other qualifications for REALTOR® membership set forth in Article V, Section 2 of the Bylaws.

**Section 10. Required REALTOR® Membership of Officers and Partners.** All persons who are partners in a partnership or officers in a corporation, and actively engaged in the real estate profession within the state of California or a state contiguous thereto or are franchise corporate officers as described below shall be ineligible for any class of membership other than REALTOR® membership. Each is required to hold REALTOR® membership individually in a local board or Association in California or in a state contiguous thereto, if they meet all the other qualifications set forth in Article V, Sections 2.1, 2.2 or 2.3 of the Bylaws unless they otherwise qualify for Institute Affiliate membership as described in Article V, Section 4.

**Section 11. Franchise Corporate Officers.** Notwithstanding any other provisions herein, franchise corporate officers of real estate brokerage franchise organizations with at least one hundred fifty franchisees located within the United States, its insular possessions and the commonwealth of Puerto Rico, may be elected to membership pursuant to the Constitution and bylaws of N.A.R. (hereinafter "Franchise Corporate Officers"). Franchise Corporate Officers may or may not be licensed for California real estate broker or salesperson or appraisal activities. Franchise Corporate Officers shall enjoy all the rights, privileges and obligations of

REALTOR® membership, including compliance with the N.A.R. Code of Ethics, **except:** obligations related to board mandated education, meeting attendance, orientation classes or other similar requirements, if any; the right to use the term REALTOR® in connection with their franchise organization's name; and the right to hold elective office in the Association, C.A.R. and N.A.R.

**Section 12. Membership Application.**

- A. Each applicant for membership shall submit an application in such manner and form as may be prescribed by the Association Board of Directors (hereinafter "Board of Directors") and give his/her consent that the Board of Directors, through the Association Membership Committee (hereinafter "Membership Committee") or otherwise, may obtain information about the applicant from any member or other persons and that any information furnished to the Board of Directors by any person shall not form the basis of any action for slander, libel or defamation of character. The Board of Directors, through its Membership Committee or otherwise, will consider the following in determining an applicant's qualifications for membership: (1) all final findings of N.A.R. Code of Ethics violations and violations of other membership duties in any other association within the past three years; (2) pending ethics complaints or hearings; (3) unsatisfied discipline pending; (4) pending arbitration requests or hearings; (5) unpaid arbitration awards or unpaid financial obligations to any other board or association or board or Multiple Listing Service (hereinafter "MLS").
- B. Applicants for membership shall be familiar with and agree to abide by the Bylaws and Rules and Regulations of the Association, the Bylaws of C.A.R. and the N.A.R. Constitution, Bylaws and Code of Ethics, to the extent they are applicable, and pass such reasonable and nondiscriminatory written examination thereon as may be required by the Membership Committee.
- C. Applicants who are sole proprietors, general partners, corporate officers, or branch office managers (see Section 2, Article V) of a real estate firm shall verify: (1) they have no record of official sanctions rendered by the courts or other lawful authorities within the past three years for violations of (i) civil rights laws; (ii) real estate license laws; or (iii) other laws prohibiting unprofessional conduct; and (2) that they have not been suspended or expelled from a board or association the past three years for violations of the N.A.R. Code of Ethics.
- D. Applicants who are sole proprietors, general partners, corporate officers, or branch office managers (see Section 2, Article V) of a real estate firm must disclose: (1) whether they or their firms are subject to any pending bankruptcy proceedings; and (2) whether they or their firms have been adjudged bankrupt within the past three years. If the applicant is party to pending bankruptcy or insolvency proceedings or has been adjudged bankrupt within the last three years, the applicant may be required to pay cash in advance for Association and MLS fees for up to one year from the date that membership is approved or from the date that the applicant is discharged from bankruptcy, whichever is later. If the Board of Directors determines that such prepayments will not protect the interests of the Association or its members, such application may be rejected.

**Section 13. Application Review and Acceptance.** The Procedure for acceptance to membership shall be as follows:

- (a) The Membership Committee shall determine whether the applicant is applying for the appropriate class of membership. It shall then give written notice to the REALTOR® members of such application and invite written comment. If one or more of the REALTOR® members object to the approval of the application, basing such objection on lack of qualification as set forth in the Bylaws, the Membership Committee shall invite any objecting member to appear and substantiate his or her objections. Objections, which are not substantiated, shall be totally disregarded. The Membership Committee must: 1) inform the applicant in advance, in writing, of any objections and identify the objecting member; and 2) give the applicant an opportunity to appear before the Membership Committee and establish his or her qualifications. The Membership Committee shall thereafter make a written report of its findings. The Membership Committee shall conduct all proceedings with strict attention to the principles of due process and compliance with the Bylaws.
- (b) Within twenty (20) days, the Membership Committee shall report its recommendation to the applicant and the Board of Directors in writing. If the recommendation is to reject the application, the reasons shall be specifically stated. If any member of the Membership Committee submits a dissenting recommendation, it shall also be reported to the applicant and Board of Directors. The applicant shall also be notified of his or her right to appear before the Board of Directors.
- (c) The Board of Directors shall review the qualifications of the applicant and the recommendations of the Membership Committee and then vote on the applicant's eligibility for membership. If the applicant appears, he or she may be represented by counsel, call witnesses on his or her behalf and make such statements as he or she deems relevant. The Board of Directors may also have counsel present. If the applicant receives a majority vote of the Board of Directors, he or she shall be declared accepted as a member and shall be advised by written notice. An application for Institute Affiliate Membership shall be acted upon by the Board of Directors within forty-five (45) days from the date of application for membership.
- (d) If the Board of Directors determines that the application should be rejected, it shall record its reasons. If the Board of Directors believes that denial of membership to the applicant may become the basis of litigation and a claim of damage by the applicant, it may specify that denial shall become effective upon entry in a suit by the Association for a declaratory judgment by a court of competent jurisdiction of a final judgment declaring that the rejection violates no rights of the applicant.
- (e) The Board of Directors, through its Membership Committee or otherwise, may grant "provisional" membership to an applicant in instances where ethics complaints or arbitration requests or hearings are pending in other associations or where the applicant for membership has unsatisfied discipline pending in another association, provided all other qualifications for membership have been satisfied. Associations may reconsider the membership status of provisional members when all pending ethics and arbitration matter and related discipline have been resolved or if such matters are not resolved within six (6) months from the date that provisional membership is approved. Provisional members shall be considered

REALTORS® and shall be subject to all of the same privileges and obligations of REALTOR® membership.

- (f) If a member resigns from another association with an ethics complaint or arbitration request pending, the Board of Directors may condition membership on the applicant's certification that he or she will submit to the pending ethics or arbitration proceeding, in accordance with the procedures of the Association, and will abide by the decision of the hearing panel.

#### **Section 14. Status Changes.**

- (a) REALTORS® who change the conditions under which they hold membership shall be required to provide written notification to the Association within thirty (30) days. A non-principal REALTOR® who becomes a principal in the firm with which he or she has been licensed or, becomes a principal in a new firm which is comprised of REALTOR® principals, may be required to satisfy any previously unsatisfied membership requirements applicable to principal REALTOR® members. During the period of transition from one status of membership to another, such members shall be subject to all of the privileges and obligations of a principal REALTOR® member. The Board of Directors, at its discretion, may waive any qualification which the member has already fulfilled in accordance with the Bylaws. If the REALTOR® does not satisfy the requirements established in the Bylaws for the category of membership to which they have transferred within thirty (30) days of the date they advised the Association of their change status, their application for change of status will terminate automatically unless otherwise so directed by the Board of Directors.
- (b) If the licensed status of any member is terminated, his or her membership in the Association shall terminate automatically. If any member ceases to meet any other ongoing qualification of membership, his or her membership may be terminated by the Board of Directors. Each member shall have the affirmative duty to notify the Association of any changes in their license status.
- (c) Any application fee related to a change in membership status shall be reduced by an amount equal to any application fee previously paid by the applicant. Dues shall be prorated from the first day of the quarter in which the member is notified of acceptance by the Board of Directors of his or her change in status and shall be based on the new membership status for the remainder of the year.

**Section 15. Resignation.** Resignations of members shall become effective when received in writing by the Board of Directors, provided, however, that if any member submitting the resignation is indebted to the Association for dues, fees fines or other assessments of the Association or any of its services, departments, divisions, or subsidiaries, the Association may condition the right of the resigning member to reapply for membership upon payment in full of all such monies owed.

### **ARTICLE VI**

#### **PRIVILEGES AND DUTIES OF MEMBERSHIP**

**Section 1. Member Compliance with Bylaws, Policies, Rules and Regulations.** It shall be the duty of every member of the Association to abide by the Bylaws, Policies, and Rules and Regulations of the Association. Any member of the Association may be reprimanded, fined,

placed on probation, suspended, or expelled by the Board of Directors for a violation of the Bylaws or the Rules and Regulations of the Association. If a hearing is required it shall be held in accordance with the *California Code of Ethics and Arbitration Manual*.

Although only REALTOR® members are subject to the Code of Ethics and its enforcement by the Association, all members are encouraged to abide by the principles established in the Code of Ethics and conduct their business and professional practices accordingly. Further, any non-REALTOR® member may, upon recommendation of a hearing panel of the Professional Standards Committee, be subject to discipline as described above, for any conduct, which in the opinion of the Board of Directors, reflects adversely on the real estate industry or the terms REALTOR® or REALTORS® and for conduct that is inconsistent with or adverse to the objectives and purposes of this Association, C.A.R. or N.A.R.

### **Section 2. Member Discipline.**

- (a) Any member of the Association may be reprimanded, placed on probation, suspended or expelled for sexual harassment of an Association or MLS employee after a hearing in accordance with the established procedures of the Association. The decision of the appropriate disciplinary action to be taken shall be made by the investigating team comprised of the President, President-Elect and one member of the Board of Directors selected by the highest ranking officer not named in the complaint, upon consultation with counsel for the Association. If the complaint names the President or President-Elect, they may not participate in the proceedings and shall be replaced by the Immediate Past President or, alternatively, by another member of the Board of Directors selected by the highest ranking officer not named in the complaint.
- (b) Any REALTOR® member of the Association may be disciplined by the Board of Directors for violations of the Code of Ethics or other duties of membership after a hearing as described in the *California Code of Ethics and Arbitration Manual*, provided that the discipline imposed is consistent with N.A.R. policy as set forth in the *California Code of Ethics and Arbitration Manual*.

**Section 3. Resignation with Pending Arbitration or Disciplinary Hearing.** If a member resigns from the Association with a disciplinary complaint or arbitration request pending, the Board of Directors may condition the right of the resigning member to reapply for membership upon the applicant's certification that he or she will submit to the pending disciplinary hearing and comply with any sanction imposed or submit to the arbitration proceeding and abide by the decision of the hearing panel. If a member resigns without having complied with an award in arbitration, the Board of Directors may condition any reapplication of the former member upon his or her promise to pay the award, plus any costs that have previously been established as due and payable by the former member, provided that the award has not, in the meanwhile, been otherwise satisfied.

**Section 4. Voting Rights and Eligibility for Elective Office.** Only REALTOR® members in good standing whose financial obligations to the Association are paid in full shall be entitled to vote and to hold elective office in the Association. Honorary Life and Emeritus members shall be entitled to all voting rights and services made available to REALTOR® Members.

### **Section 5. Privileges and Duties of REALTOR® Members.**

- (a) It shall be the duty and responsibility of every REALTOR® member of this Association to abide by the Constitution and Bylaws of C.A.R., the Constitution and Bylaws of N.A.R. and to abide by the Code of Ethics as set forth in Article VII, Section 2 of these Bylaws.
- (b) REALTOR® members have the primary responsibility to safeguard and promote the standards, interests and welfare of the Association and the real estate profession.
- (c) REALTOR® members may use the terms REALTOR® and REALTORS® subject to the provisions of Article VIII.
- (d) If a REALTOR® member who is a sole proprietor, principal in a firm, partner in a partnership, officer of a corporation, or branch office manager is suspended or expelled, his or her firm, partnership or corporation shall not use the terms REALTOR® or REALTORS® in connection with its business during the period of suspension or expulsion and the membership of all other principals, partners or corporate officers shall suspend or terminate during the period of suspension or expulsion, unless: 1) the disciplined member severs his or her connection with the firm, partnership or corporation; or 2) the disciplined member relinquishes management control of the firm.

The membership of REALTORS® who are employed or affiliated as independent contractors with the disciplined member shall suspend or terminate during the period of suspension or expulsion unless: 1) the disciplined member severs his or her connection with the firm, partnership or corporation; 2) the disciplined member relinquishes management control of the firm; or 3) the non-principal REALTOR® member elects to sever his or her connection with the disciplined member and affiliates with another REALTOR® member in good standing in the Association. If a REALTOR® member other than a sole proprietor in a firm, partner in a partnership, officer of a corporation or branch office manager is suspended or expelled, the use of the terms REALTOR® or REALTORS® by the firm, partnership or corporation shall not be affected. Removal of an individual from any form or degree of management control must be certified to the Association by the disciplined member and by the individual who is assuming management control. The signatures on such certification must be notarized. The foregoing is not intended to preclude a suspended or expelled member from functioning as an employee or independent contractor, provided no management control is exercised.

- (e) In any action taken against a principal REALTOR® member for suspension or expulsion, notice of such action shall be given to all REALTORS® employed by or affiliated as independent contractors with such REALTOR® member and they shall be advised that the provisions in this Article VI, Section 5 shall apply.

**Section 6. Privileges and Duties of Institute Affiliate Members.** Institute Affiliate members shall have the rights and privileges and be subject to the obligations prescribed by the Board of Directors consistent with the N.A.R. Constitution and Bylaws.

**Section 7. Privileges and Duties of Affiliate Members.** Affiliate members shall have the rights and privileges and be subject to the obligations prescribed by the Board of Directors.

**Section 8. Privileges and Duties of Public Service Members.** Public Service members shall have the rights and privileges and be subject to the obligations prescribed by the Board of Directors.

**Section 9. Privileges and Duties of Honorary and Emeritus Members.** Honorary and Emeritus membership shall confer the right to attend meetings and participate in discussions, shall be entitled to all voting rights and services made available to REALTOR® Members, and are not subject to local Association dues.

**Section 10. Privileges and Duties of Student Members.** Student members shall have the rights and privileges and be subject to the obligations prescribed by the Board of Directors.

**Section 11. Certification by "Designated" REALTOR®.** "Designated" REALTORS® shall certify to the Association during the first month of the fiscal year on a form provided by the Association, a complete listing of all individuals licensed or certified under California law with the REALTOR® firm(s) and shall designate the primary Association, if any, for each individual. These declarations shall be used for purposes of calculating dues under Article IX, Section 2 of the Bylaws. "Designated" REALTOR® members shall also notify the Association of any individual(s) licensed or certified with the firm(s) and of any individual whose affiliation with the firm was severed within thirty (30) days of the date of affiliation or severance of the individual(s).

## **ARTICLE VII**

### **PROFESSIONAL STANDARDS AND ARBITRATION**

**Section 1. Professional Standards and Arbitration.** The responsibility of the Association and its members relating to the enforcement of the Code of Ethics, the disciplining of members, the arbitration of disputes, and the organization and procedures incident thereto shall be governed by the *California Code of Ethics and Arbitration Manual*, as published by C.A.R. and from time to time amended by C.A.R., which by this reference is made a part of the Bylaws.

**Section 2. Member Compliance with N.A.R. and C.A.R. Constitution, Bylaws, Policies, Rules and Regulations, and Code of Ethics.** It shall be the duty and responsibility of every REALTOR® member of this Association to abide by the Constitution and Bylaws of C.A.R., the Constitution and Bylaws of N.A.R., and the Code of Ethics including the duty to 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 *California Code of Ethics and Arbitration Manual* as from time to time amended by C.A.R. By becoming and remaining a member, every REALTOR® member agrees that he or she and the corporation or firm for which he or she acts as a partner, officer, principal, or branch office manager, will submit to arbitration through the Association all disputes with any other member or member of the public subject to the conditions set forth in the *California Code of Ethics and Arbitration Manual*.

## **ARTICLE VIII**

### **USE OF THE TERMS REALTOR® AND REALTORS®**

**Section 1. Use and Control of REALTOR® Membership Marks.** Use of the terms REALTOR® and REALTORS® by members shall, at times, be subject to the provisions of the Constitution and Bylaws of N.A.R. and to the Rules and Regulations prescribed by its Board of Directors. The Association shall have the authority to control, jointly and in full cooperation with N.A.R., use of the terms within its jurisdiction.

**Section 2. Jurisdictional Limits on Use of REALTOR® Membership Marks.** REALTOR® members of the Association shall have the privilege of using the terms REALTOR® and REALTORS® in connection with their places of business within California, or a state contiguous thereto, so long as they remain REALTOR® members in good standing. No other class of members shall have this privilege.

**Section 3. Use of REALTOR® Membership Marks Dependent on Status of Firm Principals.** A REALTOR® member who is a principal of a real estate firm, partnership, or corporation may use the terms REALTOR® and REALTORS® only if all the principals of such firm, partnership, or corporation who are actively engaged in the real estate profession within California, or a state contiguous thereto, are REALTOR® members.

**Section 4. Institute Affiliate Members Ineligible to Use REALTOR® Membership Marks.** Institute Affiliate members shall not use the terms REALTOR® or REALTORS® nor the imprint of the emblem seal of N.A.R.

## **ARTICLE IX** DUES AND ASSESMENTS

**Section 1. Application Fee.** The Board of Directors may adopt a reasonable application fee for membership in the Association. The application fee for REALTOR® membership shall not exceed three times the amount of the annual dues for REALTOR® membership. The application fee shall be required to accompany each application for membership in the Association and shall become the property of the Association upon final approval of the application. The Board of Directors may adopt an application fee for Institute Affiliate membership not in excess of the annual dues for Institute Affiliate members.

**Section 2. Dues.**

- (a) The Board of Directors shall determine annually the amount of annual dues to be paid by each class of membership. Honorary Life and Emeritus Members are not subject to local Association dues.
- (b) The dues of each designated REALTOR® member shall be a base amount plus an amount multiplied by the number of real estate licensees and licensed or certified appraisers who: 1) are employed by or affiliated as independent contractors, or who are otherwise directly or indirectly licensed or certified with such REALTOR® member; and 2) are not REALTOR® or Institute Affiliate members of the Association, C.A.R. or N.A.R.

- (c) The annual dues of REALTOR® members shall not include any allocation for C.A.R., if the member is a member of a board or association of C.A.R. and that board or association has paid C.A.R. dues for the member.
- (d) The annual dues of REALTOR® members shall not include any allocation for N.A.R. if the member is a member of a board or association of N.A.R. and that board or association has paid N.A.R. dues for the member.
- (e) Dues for Institute Affiliate Members of the Association may not exceed two and one-half times the amount established pursuant to Article II, Section 1(a) of N.A.R.'s Bylaws.

**Section 3. Dues Payable** Dues for all members shall be payable annually in advance on the first day of January. Dues shall be computed from the first day of the quarter in which a member is notified of acceptance and shall be prorated for the remainder of the year. Any member who initiates bankruptcy proceeding may be placed on a "cash basis" from the date the bankruptcy petition is filed until one year from the date that the member has been discharged from bankruptcy.

**Section 4. Nonpayment of Financial Obligations**

- (a) If dues, fees, fines, or other assessments including amounts owed to the Association are not paid within one month after the due date, the nonpaying member is subject to suspension. Three months after the due date, membership of the nonpaying member shall automatically terminate unless within that time the amount due is paid. However, no action shall be taken to suspend or expel a member for nonpayment of disputed amounts until the accuracy of the amount owed has been confirmed by the Board of Directors. Furthermore, no member shall be suspended or expelled until twenty (20) days after notice of a proposed suspension or expulsion has been mailed to him/her, which notice may be given before or after the expiration of the one-month limit, two-month limit, or three-month limit.
- (b) If within ten (10) days after the mailing of a notice, the Member requests a hearing, the effective date of the suspension or expulsion shall be deferred until after such hearing. The Board of Directors shall mail to the member at least five (5) days prior to the hearing a notice of the time and place of the hearing. At the hearing the Board of Directors shall receive evidence from the member and may receive evidence from any other person on the issue of whether the member was delinquent in the payment of fees or charges and on the issue of whether it would be in the best interest of the Association to suspend or expel the member.
- (c) If the Board of Directors determines that the member was delinquent, the Board of Directors may decide, as it deems in the best interest of the Association, to suspend or expel the member, to decline to suspend or expel the member, or to decline to suspend or expel the member on condition that the member pay the delinquency on or before a specified date or pay the delinquency in specified installments on or before specified dates. The member shall be automatically suspended or expelled without further hearing if the member fails to perform such condition.
- (d) Any suspension or expulsion occurring after a hearing shall be effective five (5) days after notice thereof is mailed to the member, subject to the right of the Board of Directors to specify that the suspension or expulsion shall become effective upon the entry, in a suit by the Association for declaratory relief, of the final judgment of a

- court of competent jurisdiction declaring that the suspension or expulsion violates no rights of the member.
- (e) A member who has been expelled may apply for reinstatement in the manner prescribed for new applicants for membership, upon making full payment of all past due accounts, together with the interest at the rate of 10% (ten percent) per annum on each item comprising the accounts, from its due date until paid, and after complying with all sanctions imposed by a disciplinary panel together with the payment of the application fee required of new applicants.
  - (f) In the event the membership of a salesperson who holds REALTOR® membership is terminated for nonpayment of Association dues, and the licensee remains affiliated with the same firm, the dues obligation of the designated REALTOR®, as set forth in this Article IX, Section 2(b), will be increased to reflect the addition of a non-member licensee. Dues shall be calculated from the first day of the current fiscal year and are payable within thirty (30) days of the notice of termination.

**Section 5. Reinstatement After Termination for Nonpayment of Financial Obligations.** A former member who has had his/her membership terminated for nonpayment of dues, fees, fines, or other assessments duly levied in accordance with the provisions of these Bylaws or the provisions of other Rules and Regulations of the Association or any of its services, departments, divisions or subsidiaries may apply for reinstatement in a manner prescribed for new applicants for membership, only after making payment in full of all accounts due as of the date of termination.

**Section 6. Deposit** All monies received by the Association for any purpose shall be deposited to the credit of the Association in a financial institution or institutions selected by resolution of the Board of Directors.

**Section 7. Notice of Delinquent Dues, Fees, Fines, Assessments and Other Financial Obligations of Members.** All delinquent dues, fees, fines, assessments or other financial obligations to the Association shall be noticed to the delinquent member in writing setting forth the amount owed and due date.

## **ARTICLE X** OFFICERS AND DIRECTORS

**Section 1. Officers** The officers of the Association, which are elected by the Board of Directors, shall be: President, President-Elect, Treasurer, and three Vice Presidents. The Executive Officer of the Association shall serve as Corporate Secretary (if there is no Executive Officer of the Association, the President shall appoint a Corporate Secretary pending approval of the Board of Directors). The President-Elect shall automatically ascend to the presidency at the end of his or her term as President-Elect. No person shall hold more than one office at the same time. Each member of the Board of Directors must have a valid status license issued by the state Department of Real Estate. The Executive Officer is the chief staff person of the Association, but is not a voting member of the Board of Directors.

**Section 2. Powers and Duties of Officers.** The powers and duties of the officers shall be such as their titles, by general usage, would indicate and such as may be assigned to them by the

Board of Directors. It shall be the duty of the Secretary to keep the records of the Board of Directors and to carry on all necessary correspondence with N.A.R. and C.A.R.

**Section 3. Board of Directors** The governing body of the Oakland Association of Realtors® shall be a Board of Directors consisting of the six (6) elected officers and eight (8) REALTOR® members of the Association. All directors including the elected officers have one vote. Directors shall be elected for two (2) year terms with seven (7) REALTOR® Directors to be elected on each and every year for two year staggered terms. Director-At-Large shall be elected for one (1) year term. The terms of REALTOR® Directors and the term of the Director-At-Large shall begin immediately following the installation of directors and officers performed at the Inaugural in December or, in case of absence from the Inaugural, upon being sworn into office. (Although the elective year shall begin the day following the official closing of the N.A.R. annual convention and ending the last day of the N.A.R. convention the following year, the actual change of Officer and Directors will commence immediately following the installation of directors and officers performed at the Inaugural in December or, in case of absence from the Inaugural, upon being sworn into office)

**Section 4. Powers and Duties of the Board of Directors** Subject to the provisions of the California Nonprofit Corporation Law and any limitations in the Articles of Incorporation or Bylaws relating to action required to be approved by the members or majority of all the members, the activities and affairs of the Association shall be conducted by and all management powers shall be exercised by or under the direction of the Board of Directors. The Board of Directors may delegate the management of the activities of the Association to any committee so long as the ultimate direction is provided by the Board of Directors.

**Section 5. Election of Officers and Directors.**

- (a) **Nomination by the Nominating Committee.** At least two (2) months before the annual election in June, a Nominating Committee of at least three (3) REALTOR® members shall be appointed by the President with the approval of the Board of Directors. The Nominating Committee shall select at least one (1) candidate for each office and at least one (1) candidate for each place to be filled on the Board of Directors. No member of the Nominating Committee may be a candidate for office or the Board of Directors. No person may be nominated for office unless they will meet all of the qualifications for the office at the beginning of the term for which there are nominees. The report of the Nominating Committee shall be mailed to each member eligible to vote at least four (4) weeks preceding the election.
- (b) **Nomination by Petition.** Additional candidates for the offices to be filled may be placed in nomination by petition signed by at least 25% of the REALTOR® members eligible to vote. The petition shall be filed with the Secretary at least three (3) weeks before the election. The Secretary shall send notice of such additional nominations to all members eligible to vote at least two (2) weeks before the election.
- (c) **Election Committee.** The President, with approval of the Board of Directors, shall appoint an Election Committee of at least three (3) REALTOR® members to conduct the election. No member of the Election Committee may be a candidate for office or the Board of Directors. The Election Committee shall set a date on or before the annual meeting, on which the election will be held.

- (d) **Elections.** Elections shall be by ballot. Ballots may be submitted by mail or in person. There shall be no proxy votes. The ballot shall contain the names of all candidates and specify the position for which each is nominated. No person may be a candidate for more than one position whether nominated by the Nominating Committee or by petition. In case of a tie vote, the issue shall be determined by lot.

**Section 6. Vacancies.** Vacancies among the officers and the Board of Directors shall be filled by a simple majority vote of the Board of Directors until the next annual election. If an officer or director is unable to assume office after being elected, his or her seat becomes vacant and shall be filled by the Board of Directors.

**Section 7. Removal of Officers and Directors.** In the event that an officer or director is deemed to be incapable of fulfilling the duties for which he or she is elected, but will not resign from the office voluntarily, the officer or director may be removed from office under the following procedure:

- (a) A petition requiring the removal of an officer or director and signed by not less than one-third of the voting membership or a majority of all directors shall be filed with the President, or if the President is the subject of the petition, with the next ranking officer, and shall specifically set forth the reasons the individual is deemed to be disqualified for further service.
- (b) The Board of Directors, with the exception of the officer or director in question, shall review the petition for removal. Provided a quorum is present, a three-fourths majority vote shall be required for removal from office. The decision of the Board of Directors is final.

**Section 8. Expenditures.** The Board of Directors shall administer the day to day finances of the Association. Capital expenditures are those expenditures for long term improvements chargeable to the capital asset account.

## **ARTICLE XI** **MEETINGS**

**Section 1. Annual Meetings.** The annual meeting of the Association shall be held once each year, with the date, place and hour to be designated by the Board of Directors.

**Section 2. Meetings of Directors.** The Board of Directors shall designate a regular time and place of meetings. Absence from three (3) regular meetings without an excuse deemed valid by the Board of Directors shall be construed as a constructive resignation.

**Section 3. Other Meetings.** Meetings of the members may be held at other times as the President or the Board of Directors may determine, or upon the written request of at least 50% of the members eligible to vote.

**Section 4. Notice of Meetings.** Written notice of membership meetings shall be sent by regular first class mail to the address shown on the current Association records of every member entitled to participate in the meeting at least seven (7) calendar days preceding all meetings. The Association may also publish notice of membership meetings in any publication regularly sent to

all members of the Association. If a special meeting is called, it shall be accompanied by a statement of the purposes of the meeting.

**Section 5. Quorum.** A quorum for the transaction of business by the general membership shall consist of 25 (twenty-five) members eligible to vote and present at a duly held membership meeting. A quorum for the transaction of business by the Board of Directors shall consist of 51% (fifty one percent) of the Directors.

## **ARTICLE XII** **COMMITTEES**

**Section 1. Standing Committees.** The President shall appoint from among the REALTOR®members the following standing committees:

Education  
Membership  
Local Government Relations (LGR)  
Legislative/B.O.R.P.A.C  
Finance  
Multiple Listing Service (if not a separate corporation)  
Professional Standards (with Grievance as a sub-committee)  
Affiliates  
Residential Marketing

**Section 2. Special Committees.** The President shall appoint special committees as deemed necessary.

**Section 3. Terms of Committee Appointments.** Committee members shall be appointed to one year terms except that the members of the Grievance and Professional Standards committees shall be appointed to staggered three-year terms

**Section 4. Organization.** All Committees shall be of such size and shall have duties, functions and powers as assigned by the Board of Directors except as otherwise provided in these Bylaws.

**Section 5. President.** The President shall be an ex-officio non-voting member of all standing committees and shall be notified of their meetings.

**Section 6. Removal.** The President shall have the power to remove any member from a committee.

## **ARTICLE XIII** **FISCAL AND ELECTIVE YEAR**

**Section 1. Fiscal Year.** The fiscal year of the Association shall be the calendar year beginning January 1 and ending December 31.

**Section 2. Elective Year.** Although the elective year shall begin the day following the official closing of the N.A.R. annual convention and ending the last day of the N.A.R. convention the following year, the actual change of Officer and Directors will commence immediately following the installation of directors and officers performed at the Inaugural in December or, in case of absence from the Inaugural, upon being sworn into office.

#### **ARTICLE XIV** RULES OF ORDER

**Section 1. Robert's Rules of Order.** Robert's Rules of Order, latest edition, shall be recognized as the authority governing the meetings of the Association, its Board of Directors, and Committees, in all instances wherein its provisions do not conflict with the California Nonprofit Corporations Code or these Bylaws.

**Section 2. Operating Agreement.** The Association shall review annually and update as needed an operating agreement.

#### **ARTICLE XV** AMENDMENT

**Section 1. Amendment Upon Majority Vote of Membership.** Subject to the restriction of the Corporations Code in effect from time to time, these Bylaws may be amended by a three-fourths vote of the Board of Directors present and qualified to vote at any meeting at which a quorum is present, provided the substance of such proposed amendment or amendments shall be plainly stated in the call for the meeting, except that the Board of Directors may, at any regular or special meeting of the Board of Directors at which a quorum is present approve amendments to the Bylaws which are mandated by N.A.R. policy. If the Board of Directors is restricted from making the proposed amendment by the Corporations Code, the matter will be voted on by the membership as indicated in section 2.

**Section 2. Notice.** Notice of all meetings at which amendments are to be considered shall be mailed to every member eligible to vote at least seven (7) calendar days prior to the meeting.

**Section 3. Approval of Amendments by N.A.R.** Amendments to these Bylaws affecting the admission or qualification of REALTOR® and Institute Affiliate members, the use of the terms REALTOR® and REALTORS®, or any alteration in the territorial jurisdiction of the Association shall become effective upon their approval as authorized by the Board of Directors of N.A.R.

#### **ARTICLE XVI** DISSOLUTION

**Section 1. Dissolution.** Upon the dissolution or winding up of affairs of this Association, the Board of Directors, after providing for the payment of all obligations, shall distribute any remaining assets to C.A.R. or, within its discretion, to any other non-profit tax exempt organization.

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