

Answers about REALTOR® Membership

WHAT IS A REALTOR®? A REALTOR® is a person who is a member of the National Association of REALTORS® through membership in their local Association via a member Broker. The right to use the trademark REALTOR® designation and our distinctive logo are gained through membership. No one else may call himself or herself a REALTOR®. In other words, not all real estate agents are REALTORS® AND ONLY THOSE AGENTS AFFILIATED WITH A MEMBER Broker may apply for REALTOR® MEMBERSHIP.

WHY IS A REALTOR® DIFFERENT FROM OTHER AGENTS? First and foremost, REALTORS®, pledge themselves to a strictly enforced Code of Ethics as a condition of membership. This self-imposing procedure is much like those in other professions such as law and medicine, and allow REALTORS® to present themselves to the public as true professionals in their field. In addition, REALTORS® agree to binding arbitration through the Association when disagreements arise between firms over money matters.

MUST I JOIN IF MY LICENSE IS WITH A REALTOR® BROKER? No, REALTOR® membership is voluntary. However, for salespersons who do not become REALTORS®, the Brokers personal dues are increased to reflect the number of non-members affiliated with the firm.

WHEN DO I APPLY FOR MEMBERSHIP? The bylaws require your Broker to notify us of your affiliation. The Board then forwards an application packet, or you can pick one up from the Board office. You then have 30 days in which to decide upon membership and make application. If you do not apply within that time period, the Board assumes you do not wish to become a REALTOR® and bills your Broker. His/her personal dues increase for non-member dues.

WHAT ARE THE STEPS IN BECOMING A MEMBER? Once you have received your license or temporary license from the Department of State, complete the appropriate forms found in the new member packet, (note some of these forms require your Broker's signature). Once you have completed the new member packet, call the board office to set up a new member appointment. This appointment takes approximately 2 hours. For this appointment you will need to bring: your completed application packet, a copy of your license or temporary license from the Department of State, and an application fee of \$200.00 payable by check, cash, VISA or MasterCard. If you wish to obtain a lock box key the day of this appointment you need to bring a \$100 lock box key deposit. The deposit for the lock box key must be paid separately in the form of a check or cash. The application for membership will be reviewed by the Membership Committee who then makes a recommendation to the Board of Directors at their next monthly meeting. The Membership is invited to make comment on your application. Approved applicants receive notification, a prorated statement for their initial dues (due the last day of the month), and notification of the next orientation course.

HOW MUCH ARE DUES? For your first dues billing, local, state and national dues are prorated monthly, see the attached New Member Dues Proration Schedule (*NAR's Ad campaign fees are not prorated.) Subsequent dues will be billed semi-annually and sent to your Broker.

WHY AND WHEN MUST I ATTEND ORIENTATION? The National Association of REALTORS® requires all applicants (including Brokers and reinstating members who have been out for over a period of time as set forth in the Bylaws) to complete an orientation course covering the NAR code of Ethics, and Local, State and National Bylaws, Fair Housing regulations, and membership rules and regulations. Upon completion, and payment of your initial dues, you receive your membership certificate and REALTOR® pin and the right to use the term REALTOR®.

WHAT HAPPENS IF I DON'T COMPLETE THE STEPS ON TIME? If you fail to pay your initial dues within the time specified or do not take the next available orientation course, your application is automatically declared abandoned by the Board of Directors and you are reclassified from Applicant to Non-member salesperson, and must re-apply (including re-application fee of \$200). Should you fail to meet the requirement deadlines, your local membership benefits will be suspended.

WHEN DO I BEGIN RECEIVING NYSAR MAILINGS? NAR and NYSAR print their mailing list one-month in advance. New members are sent to NAR via NYSAR only after they become REALTORS® i.e. have paid dues and attended orientation. Therefore, new or recently transferred members should expect a six to eight week delay. Local Board mailings and membership benefits begin immediately upon receipt of a signed application and application fee.

WHAT IF I HAVE MORE QUESTIONS? Call the Association office between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday at (607) 562-7035.