



# GREATER PROVIDENCE BOARD OF REALTORS®

ETHICS • PROFESSIONALISM • INTEGRITY

## Understanding membership in the REALTOR® Association

As a licensee of a member office, you will be invited to join the REALTOR® Association. The REALTOR® Association is a three-part organization. This means that when you become a member of the Greater Providence Board, you also become a member of the RI Association of REALTORS® and the National Association of REALTORS®.

The following information should provide you with many of the details regarding the privileges and obligations of membership and explain the structure of the REALTOR® Association to you. If you do not see your particular question and answer listed here, please feel free to contact the Board office at (401) 274-8383 or by email at [info@gpbor.realtor](mailto:info@gpbor.realtor).

### Who is the Greater Providence Board of REALTORS®?

Established in 1907, we are the oldest and largest REALTOR® Association in Rhode Island. We are a professional trade association for real estate and appraisal licensees that works to promote homeownership and to enable our members to successfully conduct their business with integrity and competence and to promote the REALTOR® Code of Ethics. A licensee becomes a “REALTOR®” when he or she elects to join the Greater Providence Board. We are one of 1,185 REALTOR® Associations in the U.S. affiliated with the National Association of REALTORS®, *The Voice for Real Estate*®.

The REALTOR® organization is a three-tiered organization. When you become a member of the Greater Providence Board (GPBOR), you also become a member of the Rhode Island Association of REALTORS® and the National Association of REALTORS®. When you remit dues to GPBOR, you are submitting membership dues for all 3 organizations. The GPBOR is responsible for billing, collecting and distributing these dues. In return, you will receive services locally (from the Greater Providence Board of REALTORS®), statewide (from the RI Association of REALTORS®) and nationally from the National Association of REALTORS®. For more on the services available to you, please see:

### [Greater Providence Board of REALTORS®](#)

RI Association of REALTORS®: <http://www.rirealtors.org/Membership/Benefits.asp>

National Association of REALTORS®: [http://www.realtor.org/realtor\\_benefits/index.html](http://www.realtor.org/realtor_benefits/index.html)

### What is the difference between a real estate agent and a REALTOR®?

Both would be licensed by the state. However an individual who is a “REALTOR®” is a real estate professional who is a member of the National Association of REALTORS® and can call himself or herself a REALTOR®. Members are licensed to use the logo in connection with their real estate business and adhere to a strict Code of Ethics, which is based on professionalism and protection of the public. There are 5,000 real estate agents in Rhode Island and 4,400 of them are REALTORS®.

### Once I join, what are the obligations of membership?

As a member you receive the right to use the REALTOR® logo in connection with your business. Obligations include the duty to abide by the Code of Ethics of the National Association of REALTORS®, complete a training course on this Code of Ethics once every two (2) years (a biennial), complete a new member orientation program, pay annual dues in a timely manner, notify the Board within 10 days regarding any change in your status (including a change to their address, phone numbers and email) and to become familiarized with the Bylaws of the Greater Providence Board of REALTORS®, the Rhode Island Association of REALTORS® and the National Association of REALTORS®, to name a few. For more detailed information, please see the Bylaws under the membership information page of [www.gpbor.realtor](http://www.gpbor.realtor). If you are the Principal in a firm, you also agree to abide by the REALTOR® Dues Formula of the National Association of REALTORS®.

### When are my dues due?

As a new member, your Principal is responsible for notifying the Board within ten (10) days of your affiliation with his or her firm. Once the Board has received notification, you will receive a statement for new member dues, which will be due within 30 days. The statement will be for a membership for the current year (good through December 31<sup>st</sup>).

Dues statements for the following year are mailed to members on September 15th and are payable in advance of the New Year. It is a good idea to mark your calendars with dues deadlines, read our emails and check our website ([www.gpbor.realtor](http://www.gpbor.realtor)) frequently for updates so that you can plan accordingly.

**On my invoice, I see GPBOR, RIAR, NAR and RPAC. What do these acronyms stand for?**

Greater Providence Board of REALTORS®, RI Association of REALTORS®, National Association of REALTORS® and REALTORS® Political Action Committee.

**What forms of payment do you accept?**

Pay online with either a Visa, MasterCard, Discover or American Express credit card or process your check electronically online. Or you can mail a paper check payable GPBOR to 365 Eddy Street, Suite 1, Providence, RI 02903. Cash payments will also be accepted at the Board office during normal business hours.

**Do you have a payment plan?**

No. The dues must be paid in full at time of application.

**What is the REALTOR® Public Awareness Campaign?**

The NAR Public Awareness Campaign is a national advertising and public relations program which promotes recognition of the REALTOR® brand; informs the public about the advantages of working with a REALTOR® during the property transaction process; and educates consumers about the REALTOR® Code of Ethics and the professional standards REALTORS® are bound to uphold. The program, now in its 17<sup>th</sup> year, includes radio, television and print advertisements. For more information go to:

[http://www.realtor.org/rodesign.nsf/pages/FS\\_AWARENESSCAMPAIGN?OpenDocument](http://www.realtor.org/rodesign.nsf/pages/FS_AWARENESSCAMPAIGN?OpenDocument)

**My manager told me I must become a member of the Board. Can he/she require this?**

Yes. Although antitrust law prohibits the Board from imposing a rule or policy that requires a licensee to hold membership in the Board, a Principal Broker and/or Chief Appraiser may require licensees who work for his/her firm to hold membership in the Board as a condition of association with the company. Many managers include this requirement as part of their written independent contractor agreements.

**What is the REALTOR® Dues Formula of the National Association of REALTORS®?**

Under NAR's membership dues formula, the Designated REALTOR® (Principal Broker and/or Chief Appraiser) pays dues based on his membership plus an assessment for each licensee that is employed by or associated with the firm who is not a member of the Board. Therefore, if you elect not to become a member, he will receive a non-member dues invoice for you as his licensee and he will be required to pay this fee. Further, the membership dues formula allows him to seek a reimbursement from you for this expense.

**Are dues refundable?**

No. If you know that you will not be continuing to practice as a real estate or appraisal licensee this coming year or are transferring to a non-REALTOR® office, please notify the Board immediately in writing. Send an email to [membership@gpbor.realtor](mailto:membership@gpbor.realtor).

**I am an assistant and do not actively list, sell or appraise. Am I still required to pay dues?**

When your Designated REALTOR® (Principal Broker and/or Chief Appraiser) joined the REALTOR® Association, he/she agreed that all licensees would be invited to join as well. There are no exceptions for licensed assistants.

**I'm an Appraiser, not a REALTOR®. Why do you refer to me as a REALTOR®?**

REALTOR® isn't a synonym for real estate broker or real estate salesperson. A REALTOR®, simply put, is an individual who has voluntarily sought membership in the REALTOR® Association and abides by the Code of Ethics of the NAR. A REALTOR® is someone who is licensed (i.e. salesperson, broker, appraiser, auctioneer, property manager). Here at GPBOR, we are sensitive to the fact that you are licensed as an Appraiser and make every possible attempt to address you as such in our correspondence with you.

***Greater Providence Board of REALTORS®***

***365 Eddy Street, Suite 1, Providence, RI 02903***

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***Fax: (888)909-6406***

***Email: [info@gpbor.realtor](mailto:info@gpbor.realtor)***

***Website: [www.gpbor.realtor](http://www.gpbor.realtor)***

*GPBOR - successfully implementing tools & innovative technologies helping to cultivate leaders in their real estate communities.*