



BYLAWS

Connecticut Association of REALTORS® , Inc.

90 State House Square

Suite 1120

Hartford, Connecticut 06103

Revised to December 12, 2024

ARTICLE I - NAME AND OBJECTS

Section 1. Name. The name of the organization shall be CONNECTICUT ASSOCIATION OF REALTORS®, INC., hereinafter referred to as the Association.

Section 2. Objects. The objects of this Association shall be:

- A. To engage in any lawful act or activity for which corporations may be formed under the Connecticut Non-stock Corporation Act not inconsistent with the requirements of any State or Federal tax exemption granted the Association;
- B. To unite local Boards of REALTORS® and their members in the State of Connecticut for the purpose of exerting effectively a combined influence upon matters affecting real estate, to elevate the standards of the real estate business throughout the state and the professional conduct of persons engaged therein;
- C. To promote the individual ownership of homes and real estate in the State of Connecticut as a wise and profitable investment;
- D. To cooperate with other organizations in the civic development and the economic growth of the State of Connecticut; and
- E. To establish entities to provide services to members of the Association.

ARTICLE II - MEMBERSHIP

Section 1. Classes of Membership. Membership shall consist of nine classes:

(A) Member Boards; (B) Active Members; (C) Associate Members; (D) Affiliate Members; (E) Honorary Members; (F) Academic Members; (G) Student Members; (H) Institute Affiliate Members; and (I) Secondary Members.

Section 2. Qualifications, Election and Appointment.

- A. **Member Boards.** A Member Board shall be any Board within the State of Connecticut, all the Active and Associate Members of which hold PRIMARY membership in this Association and in the NATIONAL ASSOCIATION OF REALTORS®.
- B. **Active Members.** Active Members shall be those individuals who hold Active (REALTOR®) membership in a Member Board of this Association, whose membership is current and in good standing.

Secondary REALTOR® membership shall also be available to individuals who hold primary membership in a board/association in another state and who desire to obtain direct membership in the state association without holding membership in a local board/association in the state.

- C. Associate Members. Associate Members shall be those individuals who hold Associate (REALTOR-ASSOCIATE®) membership in a Member Board of this Association, whose membership is current and in good standing.

Secondary (REALTOR-ASSOCIATE®) membership shall also be available to individuals who hold primary membership in a board/association in another state and who desire to obtain direct membership in the State Association without holding membership in a local board/association in the State.

- D. Affiliate Members. Affiliate Members shall be those individuals who hold Affiliate Membership in a Member Board of this Association, whose membership is current and in good standing. Election of Affiliate Members shall be upon request of the affiliate member and payment of any dues required by these Bylaws.
- E. Honorary Members. Honorary Members shall be individuals who have contributed notably to the Association or to the real estate industry in Connecticut. Election of Honorary Members shall be by recommendation of the Executive Committee as approved by a vote of the Directors.
- F. Academic Members. Academic Members shall be those who are involved in real estate programs at colleges and universities.
- G. Student Members. Student Members shall be those who are presently enrolled in colleges or universities in fields of study related to real estate. Dues are determined annually by the Board of Directors.
- H. 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 NATIONAL ASSOCIATION OF REALTORS® 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 hold office. Any such individual, if otherwise eligible, may elect to hold REALTOR® or REALTOR-ASSOCIATE® membership, subject to payment of applicable dues for such membership. Individuals whose places of business are located in an area outside the jurisdiction of a Member Board of REALTORS® shall be eligible to apply for Institute Affiliate membership in the state association if they meet the requirements as specified above.
- I. Secondary REALTOR® membership. Secondary REALTOR® membership shall be available to individuals who hold primary membership in a board/association in another state and who desire to obtain direct membership in the state association without holding membership in a local board/association in the state.

Section 3. Rights and Privileges. Except as provided herein, and in the Certificate of Incorporation of the Association, each Member shall be entitled to all the rights and privileges of membership in the Association.

- A. **Voting Rights.** Each Active, Associate Member, and Secondary Member shall be entitled to one vote on each matter submitted to members for action except the election of Directors. Each Member Board shall be entitled to elect Directors of the Association as set forth in Article IV hereof but shall not have any other voting rights. Affiliate, Honorary, Academic, Student, and Institute Affiliate shall not be entitled to vote on any matter other than as set forth in these Bylaws.
- B. **Affiliate Members.** Affiliate Members shall have the right to participate in the Association's educational programs, receive certain benefits to which Active and Associate Members may be entitled, and may serve when appointed on the Association's Committees.

ARTICLE III - DUES

Section 1. Dues. Subject to the limitations set forth in this Section, the annual dues for each Member Board shall be established by the Board of Directors.

Section 2. Category of Dues. The annual dues of each Member Board shall be (1) an amount determined as hereinafter provided times the number of Active, Associate and those Affiliate Members who have requested membership in the Association who hold primary membership in the Board, plus (2) an amount determined as hereinafter provided times the number of real estate salespersons and licensed or certified appraisers employed by or affiliated as independent contractors with Active Members of the Board who are not themselves Active or Associate Members. The Finance Committee shall recommend such amounts to the Executive Committee which shall then make its recommendations as to such amounts for adoption by the Board of Directors. Upon payment to the CONNECTICUT ASSOCIATION OF REALTORS®, INC. of the dues required under this Section, each Active, Associate and Affiliate Member of each Member Board within this state shall be deemed an Active, Associate or Affiliate Member, as the case may be, in good standing of the CONNECTICUT ASSOCIATION OF REALTORS®, INC., Honorary and Academic Members shall not pay dues.

In calculating the dues payable by a Member Board, real estate salespersons and licensed or certified appraisers employed by or affiliated as independent contractors with REALTOR® Members of the Board who are not themselves REALTOR®, REALTOR-ASSOCIATE®, or Institute Affiliate Members shall not be included in the computation of dues if dues have been paid in another Board in the state or a state contiguous thereto, provided the Board notifies the State Association in writing of the identity of the Board to which dues have been remitted.

The annual dues of each REALTOR® or REALTOR-ASSOCIATE® member holding secondary membership directly in the State Association shall be established by the Board of Directors.

Section 3. Affiliation. An individual shall be deemed to be licensed with a REALTOR® if the license of the individual is held by the REALTOR®, or any broker who is licensed with the REALTOR®, or by any entity in which the REALTOR® has a direct or indirect ownership interest and which is engaged in other aspects of the real estate business (except as provided for in Section 3 (a) hereof) provided that the licensee is not otherwise included in the computation of dues payable by the principal, partner, corporate officer, or branch office manager of the entity.

- a) A REALTOR® with a direct or indirect ownership interest in an entity engaged exclusively in soliciting and/or referring clients and customers to the REALTOR® for consideration on a substantially exclusive basis shall annually file with the association on a form approved by the association a list of the licensees affiliated with that entity and shall certify that all of the licensees affiliated with the entity are solely engaged in referring clients and customers and are not engaged in listing, selling, leasing, managing, counseling or appraising real property. The individuals disclosed on such form shall not be deemed to be licensed with the REALTOR® filing the form for purposes of this Section and shall not be included in calculating the annual dues of the Designated REALTOR®.
- b) Membership dues shall be prorated monthly for any licensee included on a certification form submitted to the association who during the same calendar year applies for REALTOR® or REALTOR-ASSOCIATE® membership in the association. However, membership dues shall not be prorated if the licensee held REALTOR® or REALTOR-ASSOCIATE® membership during the preceding calendar year.

Section 4. Payment of Dues. In January of each year, each Member Board shall file with the State Association, in such format as shall be determined by the State Association, a list of its Active and Associate Members and the real estate salespersons and licensed or certified appraisers employed by or affiliated as independent contractors with such Active Members, certified by the President and Secretary of the Board and that Member Board shall pay dues for the current year on the basis of such list provided, however, that adjustments shall be made each quarter for Members enrolled by the Member Board during the preceding quarter.

On a quarterly basis, the Member Board shall report to the State Association the names and addresses of Active, Associate and Affiliate Members dropped or enrolled during the preceding quarter. Dues shall be payable to the State Association on an annual basis and shall be due on or before January 1. If a Member Board is delinquent in payment of dues for more than sixty (60) days, the Association may assess such late charges and administrative fees as may be established by the Board of Directors, at its discretion, either before or after delinquency. Any Member Board delinquent in payment of dues for more than sixty (60) days may be suspended from membership in the Association by the Board of Directors.

On June 1 of each year, each Member Board shall file with the State Association, in such form as shall be determined by the State Association, a list of the persons or entities who are Affiliate Members of the Member Board along with the Member Board's certification that the Affiliate Members have been offered affiliate membership in the State Association.

For purposes of this section, "affiliate member" shall mean any person, partnership or entity who may utilize any right, service or privilege that Member Board also makes available to Active or Associate Members.

ARTICLE IV - BOARD OF DIRECTORS

Section 1. Number, Election, Appointment and Term of Office. The Board of Directors shall consist of the following persons:

- A. Ex-Officio Directors. The following persons shall be Ex-Officio Directors of the Association, but shall be entitled to vote and be counted in determining a quorum on each matter submitted to the Board of Directors for action: (1) the President of each Member Board during their term of office; (2) the President-elect of each Member Board during their term of office is recommended or any one member of the Member Board; (3) all elected officers of the Association; (4) all Association standing Committee Chairs during their tenure; (5) the five most immediate Past Presidents of the Association who continue their Active Membership and are interested in serving plus two (2) additional Past Presidents of the Association annually elected via electronic means by the Past Presidents of the Association who continue their Active Membership; (6) the competency-based member of the Executive Committee and (7) the NAR Regional VP from Connecticut.
- B. Elected Directors. Each Member Board shall be entitled to elect the following Directors, based on the membership of the Member Board as of September 30 of the year of election: One (1) Director for Member Boards with 500-999 members; two (2) Directors for Member Boards with 1000-1999 members; six (6) Directors for Member Boards with 2000-3999 members; ten (10) Directors for Member Boards with 4000-5999 members; and fourteen (14) Directors for Member Boards with 6000-7999 members.

Announcement of Directors elected by the Member Boards shall be sent to the Chief Executive Officer of the Association on or before December 31 of the year of election. No Director elected to office in accordance with this paragraph may serve more than five (5) consecutive terms.

In the event of a Board merger, Elected Directors of the dissolved entity who are already serving may remain through the end of the year but may not be replaced on or after the date of the merged entity should such Director resign or no longer hold membership.

- C. **New Director Training.** If a Director has not previously served at least one term as a Director and attended a new director training session, such Director shall attend a training session before taking office. Such training shall include the following subjects: fiduciary duties of directors, incoming officers' expectations for directors, the attendance standard set forth in Article IV, Section 2 and other policies and procedures of the Board of Directors. The failure of such Director to attend a Director training session shall be deemed an automatic resignation for the remainder of the calendar year.

Section 2. Vacancies and Removal.

- A. Should any immediate Past President no longer be active or not interested in serving, the next most immediate shall hold the position.
- B. Absence by an elected Director from one (1) meeting during any fiscal year without prior notice of such absence to the Secretary/Chief Executive Officer shall be deemed an automatic resignation for the remainder of the calendar year. If an elected Director, the Chief Executive Officer shall notify the President of the Member Board which the removed Director represents, and the vacancy shall be filled.

Section 3. Petition for Reinstatement. Any Director subject to an automatic resignation pursuant to Article IV, Sections 1(C) or 2 may petition the Board of Directors in writing within 30 days of notice for reinstatement for the remainder of the Director's term. An Appeals Committee consisting of five other Board of Directors members who do not hold officer positions in the local association of the petitioner will be selected by the President and shall serve as final authority for the appeal.

Section 4. Powers. The property, business and affairs of the Association shall be managed by the Board of Directors or its Executive Committee as provided in Section 9 hereof. The accounts of the Association shall be audited annually by a Certified Public Accountant.

Section 5. Regular Meeting. The Board of Directors may meet on three separate occasions each year at a date determined by the President. Notice of a proposed dues increase must be provided at least seven (7) days in advance of a meeting.

Section 6. Special Meeting. Special meetings of the Board of Directors may be called at any time upon three days written or oral notice by the President of the Association or by a majority of the Directors.

Section 7. Quorum. One-third of the Directors shall constitute a quorum for the transaction of business.

Section 8. Voting. The act of a majority of the Directors present at a meeting at which a quorum is present at the time of the act shall be the act of the Board of Directors, unless the act of a greater number is required by statute or these Bylaws. Voting by proxy or alternate shall not be permitted.

Section 9. Executive Committee.

- A. **Creation.** There shall be an Executive Committee of the Board of Directors composed of the President, President-elect, First Vice President, Immediate Past President, Regional Vice Presidents, Division Vice Presidents, Vice Presidents at Large and Treasurer of the Association. The President, President-elect, First Vice President, Treasurer and Immediate Past President may recommend each year up to one (1) member to serve a one-year term as a voting member in a “competency-based” position, with the approval of the Executive Committee. The President shall also appoint, each year, a Member Board Association Executive to serve a one-year term as a non-voting Association Executive Liaison. The President may also appoint, each year, one (1) member to serve a one-year term as a non-voting Advisor. To qualify for the Advisory position, the member must have served on the Executive Committee within the prior 5-year period.
- B. **Powers and Duties.** The Executive Committee may: (1) act as the Board of Directors between meetings, except actions prohibited by state statute; (2) employ or dismiss a Chief Executive Officer, who shall be the chief administrative officer of the Association, as set forth in Article V, Section 1.B. hereof; (3) retain legal and other professional counsel; (4) expend a sum not to exceed \$100,000 for any one expense from the reserve or operating accounts; (5) exercise such additional duties and powers as are set forth elsewhere in the Bylaws; and (6) adopt rules and procedures to govern the Executive Committee.

Section 10. Electronic Meetings. Upon the order of the Executive Committee, in the case of the Board of Directors, or the President, in the case of the Executive Committee, any regular or special meeting of the Board of Directors or the Executive Committee may be conducted by means of a conference telephone or similar communications equipment by which all persons participating can hear each other at the same time. Participation by such means shall constitute “presence in person” at such a meeting.

Section 11. Record of Meetings. The minutes of a meeting of Directors, or any committee thereof, once approved by the Directors or such committee, shall constitute the official and only record of the proceedings and votes at such meeting regardless of any other recording, video, notes or transcription of the meeting proceedings.

ARTICLE V - OFFICERS

Section 1. Titles and Duties.

- A. **Elected Officers.** The elected officers of the Association shall be a President, a President-elect, First Vice President, a Regional Vice President for each Region created under Article XI of these Bylaws, two Division Vice Presidents, four Vice Presidents-at-Large and a Treasurer. The duties of the officers shall be as follows:

(1) President. The President shall preside over meetings of Members, Directors and the Executive Committee. In addition, the President shall have such duties as are set forth in Robert's Rules of Order (latest edition), as may be directed by the Board of Directors and as may be set forth elsewhere in these Bylaws.

(2) President-elect. The President-elect shall preside over meetings of Members, Directors and the Executive Committee in the President's absence and oversee the activities of the Regional Vice Presidents. In addition, the President-elect shall have such duties as may be assigned by the President, as may be directed by the Board of Directors and as may be set forth elsewhere in these Bylaws.

(3) First Vice President. The First Vice President shall serve on the Executive Committee and Board of Directors. In addition, the First Vice President shall have such duties as may be assigned by the President, and as may be directed by the Board of Directors.

(4) Immediate Past President. The Immediate Past President shall be the REALTOR® who last served in the office of President the prior calendar year. He/she shall serve on the Executive Committee and Board of Directors. In addition, the Immediate Past President shall have such duties as may be assigned by the President, and as may be directed by the Board of Directors.

(5) Treasurer. The Treasurer shall review the annual budget, prepare and present periodic financial reports to the Executive Committee and Board of Directors. In addition, the Treasurer shall have such duties as may be assigned by the President, as may be directed by the Board of Directors and as may be set forth elsewhere in these Bylaws.

(6) Regional Vice President. A Regional Vice President shall represent their respective region on the Executive Committee and serve as a liaison between CTR and Member Boards. The Regional Vice President shall have such duties as may be assigned by the President, as may be directed by the Board of Directors and as may be set forth elsewhere in these Bylaws.

(7) Division Vice President. There shall be a Division Vice President for each of the following divisions: Legislative/Political and Policy/DEI. A Division Vice President shall serve as a liaison between the Executive Committee and the committees assigned to their division. As liaisons, Division Vice Presidents shall attend meetings of the assigned committees and shall report the activities of these committees to the Executive Committee. In addition, a Division Vice President shall have such duties as may be assigned by the President, as may be directed by the Board of Directors and as may be set forth elsewhere in these Bylaws.

(8) Vice President-at-Large. A Vice President-at-Large shall represent the diverse interests of the membership and the real estate industry. In addition, a Vice President-at-Large shall have such duties as may be assigned by the President, as may be directed by the BOD and as may be set forth elsewhere in these Bylaws.

- B. Chief Executive Officer. The Chief Executive Officer shall conduct the affairs of the Association and shall perform the duties set forth in his or her employment contract, as the same may be amended, and such additional duties as the Executive Committee may direct. He or she shall employ and dismiss such other staff members as he or she shall deem necessary to properly conduct the activities of the Connecticut Association of REALTORS®, Inc. The Chief Executive Officer shall serve as Secretary of the Association and Statutory Agent for Service of Process.

Section 2. Term of Office. Elected officers shall serve terms as follows:

President: shall serve for a one-year term and is not eligible for a second or subsequent term.

President-elect: upon completion of a one-year term, automatically succeeds to the office of President for the next year.

First Vice President: shall serve for a one-year term and shall not serve for more than two (2) consecutive terms.

Treasurer: shall serve for a two-year term and may serve consecutive terms.

Regional Vice President, Division Vice President and Vice President at Large: shall serve for a one-year term. No person shall serve in any one or more of the offices of Regional Vice President, Division Vice President and Vice President at Large for more than three (3) consecutive terms.

All positions are commencing on January 1 next succeeding their election and until their respective successor is duly qualified and selected. In the event that any office is filled by an interim election, however, the remaining portion of the then current term shall be considered in addition to the officer's elected term of office.

Section 3. Eligibility of Office. To be eligible for an elected Association office, the individual shall be an Active or Associate Member nominated in accordance with the procedures set forth in Section 4 hereof, and shall meet the following additional qualifications:

- A. President-elect and First Vice President. To be eligible for the office of President-elect, and First Vice President, the individual shall have met the minimum eligibility criteria in a point system as determined by the Executive Committee and meet the minimum eligibility criteria established for NAR officer candidates. Terms on the Executive Committee must have been completed as part of the eligibility criteria.
- B. Treasurer: To be eligible for the office of Treasurer, the individual shall have either (1) serving/has served as President or Treasurer of a Member Board; (2) serving /has served two full terms as an officer of a Member Board and one year as an Association Director; or (3) completed one full term on the CTR Executive Committee; and preferably have demonstrated financial acumen or expertise.

- C. Annually, the President-elect, First Vice President and Treasurer shall continue to meet the minimum eligibility criteria established for NAR officers in advance of ascending to the next higher office, even when automatic. The Treasurer is not required to have a social media audit.
- D. Regional Vice President and Division Vice President. To be eligible for the offices of Regional Vice President or Division Vice President, the individual shall have either: (1) serving/has served as President of a Member Board; (2) serving/has served two full terms on the Board of Directors of a Member Board and completed one year as an Association Director; or (3) completed one full term on the CTR Executive Committee; (4) completed two full terms as chair of one or more Association committees, subcommittees or work groups; or for Division Vice President, (5) completed one full term as President of a state/regional chapter of an Institute/Society/Council of NAR or multicultural organization partner of NAR and, for Division Vice President, have demonstrated interest, experience or training in the Division's field of responsibility. Failure to complete a term shall result in automatic withdrawal of application or resignation from the newly elected position.
- E. Vice President-at-Large. There shall be four (4) Vice Presidents-at-Large. To be eligible for the office of Vice President-at-Large, the individual shall have either: (1) serving/has served as President of a Member Board or as an Officer of a state/regional chapter of an Institute/Society/Council of NAR or a multicultural organization partner of NAR; (2) served (a) one full completed term on the Board of Directors of a Member Board and (b) one completed term as an Association Director which may not be simultaneous; (3) completed one full term on the CTR Executive Committee; (4) completed two full terms as chair of one or more Association committees, subcommittees or work groups; or (5) demonstrated notable leadership experience in a real estate industry position.

Section 4. Election Procedure. Candidates for election to Association office shall be selected in accordance with the following procedure:

- A. Officers of the Association shall be elected by the Board of Directors on or before November 1 of each year.
- B. There shall be a Nominating Committee appointed by the President and approved by the Executive Committee.

The composition shall be eleven (11) members to include the two immediate past presidents of CTR, who shall serve as chair and vice chair, one Representative from each of the four Regions who shall have served as a local president or as an RVP for that Region, plus five at-large members of which one shall be a past Treasurer, one shall be a past CTR president, two shall be current local board elected officers serving on the CTR Board of Directors and one at-large from among the CTR Board of Directors. Best efforts should be made to further diversity in committee member appointments to achieve the DEI efforts of the Association.

Should the composition not meet that goal, up to two of the five at-large positions may be any active member who has served on the CTR Board of Directors or in a local officer position in the past five years. No candidate for elective office shall serve on the Nominating Committee.

The Nominating Committee shall meet at least sixty (60) days prior to the date of the Board of Directors meeting where the election will be held, for the purpose of naming one candidate for each elective office to be filled. The report of the Nominating Committee shall be announced and notice of it furnished to all Directors at least thirty (30) days prior to the date of the election.

Additional nominations of those who applied and/or were interviewed by the Nominating Committee for an elective office (except that of President) may be placed in nomination for the position they applied/were interviewed for by petition signed by at least twenty percent (20%) of the Directors eligible to vote. Nominating Committee and CTR Executive Committee members are ineligible to sign a petition for a candidate. The petition shall be filed with the Chief Executive Officer at least two (2) weeks before the election. The Chief Executive Officer shall send notice of such additional nominations to all Directors before the election.

Section 5. Election Procedure – NAR Directors

- A. Candidates for National Directors-at-Large including the small and medium Board positions shall be interviewed and selected by a Special Committee of nine (9) Connecticut REALTORS® appointed by the President from among those presently serving on NAR Committees or who have served as NAR Directors. Candidates for the position of National Director-at-Large may not serve on the Special Committee.
- B. Individuals seeking the office of National Director-at-Large shall submit to the Chief Executive Officer at a date determined by the Executive Committee a completed candidate application in such form as approved by the Executive Committee. Should there not be a sufficient number of candidates, the Committee may seek additional applicants.
- C. National Directors-at-Large shall be selected by the deadline established by the NATIONAL ASSOCIATION OF REALTORS® and the CTR Executive Committee. Any person recommended to NAR for the position of National Director-at-Large shall be recommended for one year only.

Section 6. Vacancies and Removal. Without otherwise limiting the legal authority of the Board of Directors to remove any officer, absence by any officer from any one (1) meeting of the Executive Committee without prior notice for such absence to the Secretary/Chief Executive Officer shall be deemed an automatic resignation. Any Officer subject to an automatic resignation may petition the Executive Committee in writing prior to its next regular meeting for reinstatement for the remainder of that Officer's term. An Appeals Committee consisting of five other Executive Committee members randomly drawn by the President or President Elect shall serve as the final authority for the appeal.

In the event a vacancy occurs in the office of President, the President-elect shall succeed to the presidency and the office of President for the next succeeding year. In the event a vacancy occurs in the office of President-elect, the First Vice President shall succeed as President-elect and shall automatically ascend to the office of President. In the event a vacancy occurs in any other elected office, the President shall appoint a Member of the Association to that office, with the advice and consent of the Executive Committee. No Member shall be appointed to fill a vacancy in an elected office unless such Member meets all the qualifications for the elected office, as set forth in these Bylaws, to which the Member has been appointed as of the date of the appointment. A vacancy in the office of Immediate Past President shall not be filled.

ARTICLE VI - MEMBERSHIP MEETINGS

Section 1. Regular Meetings. The Association shall hold an Annual Meeting of Members, which shall be open to all Active and Associate Members. The Annual Meeting of Members shall be held immediately following the third Board of Directors meeting of the calendar year or another time or location determined by the Executive Committee. Notice of the Annual Meeting of Members including an agenda with those items to be voted on, shall be placed in any State publication, whether electronic or printed, as shall be directed by the Executive Committee, at least thirty (30) days prior to the meeting.

Section 2. Special Meetings. Special meetings of the Members may be called by the President, the Board of Directors or by a majority of the Executive Committee.

ARTICLE VII - COMMITTEES

Section 1. Standing Committees.

- A. The Association shall have the following standing committees: Legislative/Political Affairs; Risk Reduction; Nominating; Grievance/Professional Standards; Finance; Diversity, Equity and Inclusion; Issues Advocacy; Engagement and Political Fundraising. The President may assign standing committees to one of two divisions: Legislative/Political and Policy/DEI.
- B. The purpose, composition, and organization of all committees shall be established in a Statement of Policy on Committees, authorized by the Executive Committee. The President shall appoint the Chair and members of all committees and special committees. The President-elect shall appoint Vice Chairs for all Standing Committees.

Section 2. Other Special Groups. The President, with the approval of the Executive Committee, may appoint such other ad hoc committees, task forces, work groups and advisory groups, as the President deems advisable. The number, purpose, composition, and organization of all other committees, work groups, task forces and advisory groups shall be established by the President.

Section 3. Ex-Officio Members. The President shall be an Ex-Officio Member of all committees, task forces, work groups and advisory groups except the Nominating and Grievance/Professional Standards Committee and shall be entitled to cast any ballot necessary to break a tie vote of any such committee, task force and advisory group. The Chief Executive Officer or his or her designee shall be an Ex-Officio Member of all committees, task forces, work groups and advisory groups but shall not be entitled to vote.

Section 4. Power, Duties and Voting. Neither proxy nor alternate voting shall be permitted at committee, task force and advisory group meetings. All actions of the committees, task forces and advisory groups shall be subject to approval of the Executive Committee.

Section 5. Advisory Groups. The Past Presidents of the Association shall constitute an Advisory Group which shall be available for consultation by the President, the Board of Directors, Chief Executive Officer and the Executive Committee. The Chief Staff Executives of local boards/associations shall constitute an Advisory Group which shall be available for consultation by the Chief Executive Officer and President. The Presidents of the Connecticut chapters of the Institutes, Societies and Councils shall constitute an Advisory Group which shall be available for consultation by the President Executive Committee and Chief Executive Officer.

ARTICLE VIII - FISCAL YEAR AND FUNDS POLICY

Section 1. Fiscal Year. The fiscal year of the Association shall be the calendar year.

Section 2. Restricted Funds. The Association may maintain one or more restricted funds. The sources for a restricted fund may come from contributions from donors or from appropriations approved by the Board of Directors. All interest and income earned by a restricted fund shall remain in the restricted fund. The principal of any restricted fund may be used only for those purposes for which the restricted fund was constituted. Expenditures to advance the purposes of a restricted fund of less than \$50,000 may be made by the Executive Committee from a restricted fund without the approval of the Board of Directors.

Restricted funds that were originally constituted as a result of an appropriation from the Board of Directors may be unrestricted by resolution adopted by a vote of at least two-thirds of the Directors present at a meeting at which a quorum is present. No restricted fund that has accepted contributions from donors may be unrestricted. However, by resolution adopted by a majority of the Directors present at a meeting at which a quorum is present, a restricted fund that has accepted contributions from donors may be transferred to a corporation qualified under section 501(c)(3) of the Internal Revenue Code of 1986 dedicated to carry on the purposes for which the restricted fund was created.

ARTICLE IX – CODE OF ETHICS

Section 1. Adoption. The Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS® is adopted as the Code of Ethics of this Association and shall be considered a part of its Rules and Regulations, and the Code of Ethics and the Rules and Regulations of the Association shall, in the future, be deemed to be amended and changed whenever said Code of Ethics is amended or changed by the NATIONAL ASSOCIATION.

ARTICLE X – PROFESSIONAL STANDARDS, ANTITRUST AND FAIR HOUSING COMPLIANCE

Section 1. State Jurisdiction. Allegations of ethical violations and contractual disputes (and specific non-contractual disputes as defined in the Code of Ethics) between REALTORS® may be submitted to an ethics or arbitration panel at the State Association level under the following circumstances:

- A. Allegations of unethical conduct by a REALTOR® or REALTOR-ASSOCIATE® who is directly a Member of the State Association and not a Member of any local Board.
- B. Allegations of unethical conduct by a REALTOR® or REALTOR-ASSOCIATE® in the instance in which the local Board, because of size or other valid reason, determines that it cannot provide a due process hearing of the matter and petitions the State Association to conduct a hearing.
- C. Contractual disputes (and specific non-contractual disputes as defined in the Code of Ethics) between REALTORS® who are not Members of the same Board where the matter has been referred to the State Association by both local Boards.
- D. Contractual disputes (and specific non-contractual disputes as defined in the Code of Ethics) between REALTORS® who are directly Members of the State Association and are not Members of any Board.
- E. Contractual disputes (and specific non-contractual disputes as defined in the Code of Ethics) between a REALTOR® who does not hold membership in any Board, but is directly a Member of the State Association, and a REALTOR® who is a Member of a Board.
- F. Contractual disputes (and specific non-contractual disputes as defined in the Code of Ethics) between REALTOR® Members of the same Board where the Board with good and sufficient reason is unable to arbitrate the controversy.
- G. Contractual disputes between a customer or a client and a REALTOR® where the board with good and sufficient reason is unable to arbitrate the dispute or the REALTOR® is a direct Member of the State Association.

Section 2. Procedures. Professional Standards hearings and the organization procedures incident thereto shall be governed by Statewide Professional Standards agreements and policies, the Code of Ethics and Arbitration Manual of the National Association of REALTORS®, Inc. as from time to time amended, which by this reference is made a part of these Bylaws.

Section 3. Resignation of Member. If a Realtor® member (as defined in Article II, Section 2, of these Bylaws) resigns from the Board or otherwise causes membership to terminate with an ethics complaint pending, that the Board of Directors may condition the right of the resigning Member to reapply for membership upon the applicant's certification that he/she will submit to the pending ethics proceeding and will abide by the decision of the hearing panel. If a REALTOR® Member (as defined in Article II, Section 2, of these Bylaws) resigns or otherwise causes membership to terminate, the duty to submit to arbitration continues in effect even after membership lapses or is terminated, provided that the dispute arose while the former Member was a REALTOR®.

Section 4. Reciprocal Agreements for Interstate Arbitration. The State Association is authorized to execute reciprocal compacts or agreements with other state associations in order to bind members of this state association to arbitrate disputes, as defined in Article 17 of the Code of Ethics, that arise between members of this State Association and such other state associations.

Section 5. Continuing REALTOR® Code of Ethics Training. Effective January 1, 2019 through December 31, 2021 and for successive three-year periods thereafter, each REALTOR® member of the Association (with the exception of REALTOR® members granted REALTOR® Emeritus status by the National Association) shall be required to complete ethics training of not less than two (2) hours and thirty (30) minutes of instructional time. This requirement will be satisfied upon presentation of documentation that the member has completed a course of instruction conducted by a local REALTOR® association, the State Association of REALTORS® or the NATIONAL ASSOCIATION OF REALTORS® which meets the learning objectives and minimum criteria established by the NATIONAL ASSOCIATION OF REALTORS® from time to time. REALTOR® members who have completed training as a requirement of membership in another association and REALTOR® members who have completed the New Member Code of Ethics Orientation during any three-year cycle shall not be required to complete additional ethics training until a new three-year cycle commences.

Failure to satisfy the required periodic ethics training shall be considered a violation of a membership duty. Failure to meet the requirement in any three-year cycle will result in suspension of membership for the first two months (January and February) of the year following the end of any three-year cycle until the requirement is met, whichever occurs sooner. On March 1 of that year, the membership of a member who is still suspended as of that date will be automatically terminated.

Section 6. Continuing Antitrust Compliance Training. Annually, each REALTOR® member of the Association shall be required to complete antitrust compliance training of a program created by the Association. This requirement will be satisfied upon a designated electronic verification method or presentation of documentation that the member has completed the course of instruction conducted by entities as may be authorized by the Association. Failure to satisfy the required annual antitrust compliance training shall be considered a violation of a membership duty. Failure to meet the requirement by January 15 of the renewal year will result in suspension of membership for the remainder of the first two months of the year (from January 16 through February) or until the requirement is met, whichever occurs sooner. On March 1 of that year, the membership of a member who is still suspended as of that date will be automatically terminated.

Section 7. NAR Fair Housing Training Requirement. Effective January 1, 2025 through December 31, 2027 and for successive three year periods thereafter, each REALTOR® member of the Association (with the exception of REALTOR® members granted REALTOR® Emeritus status by the NATIONAL ASSOCIATION) shall be required to complete Fair Housing training of not less than two (2) hours of instructional time. This requirement will be satisfied upon presentation of documentation that the member has completed a course of instruction conducted by a local Association of REALTORS®, the State Association of REALTORS® or the NATIONAL ASSOCIATION OF REALTORS®. Fair Housing approved by the state licensing authority for an existing Fair Housing requirement to maintain licensure shall also fulfill this requirement, provided it also meets the learning objectives and minimum criteria. REALTOR® members who have completed Fair Housing training as a requirement of membership in another association shall not be required to complete additional Fair Housing training until a new three-year cycle commences. Failure to satisfy the required training shall be considered a violation of a membership duty. Failure to meet the requirement in any three-year cycle will result in suspension of membership for the first two months (January and February) of the year following the end of any three-year cycle or until the requirement is met, whichever occurs sooner. On March 1 of that year, the membership of a member who is still suspended as of that date will be automatically terminated.

ARTICLE XI – REGIONS

Section 1. Creation. Upon recommendation of the Executive Committee, the Board of Directors, for administrative purposes, shall divide the State into Regions. A Vice President shall be elected in accordance with Article V hereof from each of the Regions so created.

ARTICLE XII – INSTITUTES, SOCIETIES AND COUNCILS

Section 1. Recognition. For the purpose of affording those affiliated with the Association a greater opportunity for cooperation and discussion of administrative and business problems of the other particular phases of the real estate profession in which they are individually interested, the Board of Directors may enter into membership agreements with Connecticut State Chapters of Institutes, Societies and Councils of the NATIONAL ASSOCIATION.

Such Connecticut State Chapters of Institutes, Societies and Councils of the NATIONAL ASSOCIATION must, however, maintain good standing and operate in accordance with the requirements of their national affiliate of the NATIONAL ASSOCIATION OF REALTORS®.

Section 2. Divisions. The Board of Directors may create and recognize such Divisions as it may deem advisable. The Board of Directors may allow a Division created hereunder such powers as the Board of Directors deems advisable to carry out the purposes for which a Division is created including, but not limited to, the establishment and collection of dues, adoption of Division bylaws, representation on the Board of Directors, and election of Division officers and directors.

Section 3. Administrative Services. The Association may provide such administrative services to recognized Chapters of Institutes, Societies and Councils of the NATIONAL ASSOCIATION and Divisions of this Association as are feasible and practical, with expenses incurred assessed to the appropriate Chapters of Institutes, Societies and Councils of the NATIONAL ASSOCIATION OF REALTORS® and Divisions of this Association.

Section 4. Directorships. Chapters of Societies, Institutes and Councils of the NATIONAL ASSOCIATION OF REALTORS® which have entered into a membership agreement with the State Association shall receive representation on the Association's Board of Directors in accordance with Article IV, Section 1 of these Bylaws.

ARTICLE XIII – USE OF THE TERMS REALTOR®/REALTOR-ASSOCIATE®

Section 1. Jurisdiction. Use of the terms "REALTOR®", "REALTORS®" or "REALTOR®-ASSOCIATE" shall at all times be subject to the provisions of the Constitution and Bylaws of the NATIONAL ASSOCIATION OF REALTORS® and to the Rules and Regulations prescribed by its Board of Directors. The State Association otherwise shall have authority to control, jointly and in full cooperation with the NATIONAL ASSOCIATION OF REALTORS®, the use of the terms within those areas of Connecticut not within the jurisdiction of a Member Board. Any misuse of the terms by Members is a violation of a membership duty and may subject Members to disciplinary action by the Board of Directors after a hearing as provided for in the Association's Code of Ethics and Arbitration Manual.

Section 2. Institute Affiliate Members. An Institute Affiliate Member shall not use the term "REALTOR®", "REALTORS®" or REALTOR-ASSOCIATE® and shall not use the imprint of the emblem seal of the NATIONAL ASSOCIATION OF REALTORS®.

Section 3. Use of Terms and Trademarks. REALTOR® Members of the State Association shall have the privilege of using the terms REALTOR® and REALTORS® in connection with their business so long as they remain REALTOR® Members in good standing. No other class of Members shall have this privilege.

Section 4. Use of Terms and Trademarks by Entities. A REALTOR® Member who is a principal of a real estate firm, partnership or corporation may use the terms REALTOR® or REALTORS® only if all the principals of such firm, partnership or corporation who are actively engaged in the real estate profession within the state or a state contiguous thereto are REALTOR® or Institute Affiliate Members.

Section 5. Use of Trademark “REALTOR-ASSOCIATE®”. REALTOR-ASSOCIATE® Members of the State Association shall have the right to use the term REALTOR-ASSOCIATE® so long as they remain REALTOR-ASSOCIATE® Members in good standing and the REALTOR® Member with whom they are associated or by whom they are employed is also a REALTOR® Member in good standing.

ARTICLE XIV - NEW ENGLAND REALTORS® COMMITTEE

Section 1. Membership. The Connecticut Association of REALTORS® shall be a member of the New England REALTORS® Committee.

ARTICLE XV - CONNECTICUT ASSOCIATION OF REALTORS® POLITICAL COMMITTEE

Section 1. Purpose. There may be a Connecticut Association of REALTORS® POLITICAL ACTION COMMITTEE, also known as RPAC, which shall be organized as a “political committee” as defined in the Connecticut General Statutes, or any other political entity permitted under Connecticut and Federal law, whose purpose shall be collecting political funds as permitted in the Connecticut General Statutes, and expending such funds for those purposes for which a political committee or entity may be formed as set forth in Connecticut and Federal law; and to do any and all things legally necessary and permissible to accomplish such purposes, in accordance with Connecticut and Federal law.

Section 2. Bylaws. The Committee may adopt bylaws, guidelines and policies to govern its operations provided such bylaws, guidelines and policies are consistent with the requirements of Connecticut and Federal law governing campaign financing and do not adversely affect any tax exemption granted the Connecticut Association of REALTORS®, Inc. by any taxing authority.

ARTICLE XVI - RULES OF ORDER

Section 1. Robert's Rules of Order. Robert's Rules of Order, latest edition, shall be the authority governing all meetings and conferences when not in conflict with the Bylaws or Articles of Incorporation of the Association or Connecticut law.

ARTICLE XVII - AMENDMENTS

Section 1. Procedure. These Bylaws may be amended by the affirmative vote of Directors holding a majority of the Directorships present and voting, provided that written notice of the substance of any proposed amendment shall first have been sent to each Director at least seven (7) days in advance of any meeting at which such amendment is to be considered.

Any provision of these Bylaws which requires a vote of other than a majority of the Directors may only be amended by the affirmative vote of at least two thirds of the directorships present and voting.

Amendments to these Bylaws affecting the admission or qualifications of Active Members, Associate Members and Affiliate Members, the use of the term "REALTOR®", "REALTORS®" or "REALTOR®-ASSOCIATE" or any other amendment mandated by the NATIONAL ASSOCIATION OF REALTORS® shall become effective upon approval of the Executive Committee. The territorial jurisdiction of a Board shall be determined by the NATIONAL ASSOCIATION OF REALTORS®.

ARTICLE XVIII - DISSOLUTION

Section 1. Dissolution. Upon the dissolution or winding up of the affairs of the Association, the Board of Directors, after providing for the payment of all obligations, shall distribute any remaining assets to any other non-profit and tax-exempt organization.

Amended October 11, 1994; April 18, 1995; October 10, 1995; April 22, 1997; June 15, 1997; October 7, 1997; July 21, 1998; July 16, 1999; April 18, 2000; October 17, 2000; October 16, 2001; July 23, 2002; October 22, 2002; April 22, 2003; October 21, 2003; April 20, 2004; October 18, 2005; July 18, 2006; July 17, 2007; July 15, 2008; April 21, 2009; July 21, 2009; July 20, 2010; May 25, 2011; April 17, 2012; July 23, 2013; April 2, 2015; September 15, 2016; July 20, 2017; December 11, 2017; March 7, 2019; July 18, 2019; July 23, 2020; October 8, 2020, March 25, 2021, July 21, 2022, March 23, 2023, November 29, 2023, March 28, 2024; July 18, 2024; December 12, 2024