

2012

Greater Providence Board of REALTORS® Frequently Asked Questions & Answers Regarding Annual Dues & Membership

1. Am I receiving my dues statement a little earlier this year?

Yes – by one month. Some of you have requested earlier notification for your planning and budgeting purposes. We have also taken into consideration valuable feedback from our members regarding the timing of the annual dues invoices and their proximity to the holidays. We are pleased to extend this courtesy of earlier notification. In addition, all members were previously notified in our electronic newsletter and on our website, including the notice regarding the National Association of REALTORS® dues increase (for more on that see www.gpbor.com, then select “membership information”, then select “NAR 2012 dues increase”). It is a good idea to mark your calendars with dues deadlines and check our website frequently for updates. Not getting our emails? Opted out but have changed your mind? We can check if you would please contact us at (401) 274-8383 or email us at membership@gpbor.com.

2. How do I pay my dues?

You may pay them through the REALTORS® E-Commerce Network by following the directions on the enclosed RED sheet of paper. We accept Visa, MasterCard, Discover or American Express or you can enter your check's information there and it can be processed electronically. Cash payments will be accepted at the Board office during normal business hours and you will be provided with a receipt. Or if you prefer to mail us a check, please send it payable to GPBOR to 365 Eddy Street, Suite 1, Providence, RI 02903.

3. Can you pay my dues on the REALTORS® E-Commerce Network for me if I give you my credit card information?

No. Our members have access to their accounts and are responsible for making this payment directly themselves. If you have misplaced your User name and Password, the enclosed RED sheet of paper provides information on how to look them up. We recommend that you save your User name and Password in a safe location for future reference.

4. What are the advantages of paying on the REALTORS® E-Commerce Network?

Renewing your dues online saves time and reduces paperwork for both you and the Greater Providence Board. It requires less processing time, which lowers the Board's administrative costs and allows us to add value by redirecting savings to other programs and services. Your payment gets credited to your account faster too, and it's a “green” concept that saves paper and postage.

5. If I pay my dues on the REALTORS® E-Commerce Network, do I receive a receipt?

Yes. At the conclusion of your transaction, a screen will appear with the receipt, which is your proof of payment. Please save a copy for your files.

6. I can't find my User Name and Password so that I can pay my 2012 dues on the REALTORS® E-Commerce Network. Now what?

If you have misplaced your www.realtor.org User name and Password, the enclosed RED sheet of paper provides information on how to look them up. We recommend that you save your User name and Password in a safe location for future reference. We do NOT have access to your private User Name and Password so using the directions on the RED sheet of paper will assist you in finding it.

7. My current membership dues are paid through 12/31/2011. Why do I have to pay my 2012 dues now?

We value our partnership with you and look forward to assisting you achieve your professional goals this coming year. The Board has its own goals to meet including an efficient administrative dues process that is both fair and equitable. Our Bylaws state that members' dues are payable IN ADVANCE. Please be mindful that the GPBOR is responsible for billing and collecting Local, State and National dues. We must then forward the State and National portions to these Associations and have internal deadlines to meet.

8. Do you have a payment plan?

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

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

(GPBOR) Greater Providence Board of REALTORS®, (RIAR) RI Association of REALTORS®, (NAR) National Association of REALTORS® and (RPAC) REALTORS® Political Action Committee.

10. What does NRDS stand for?

National REALTOR® Database System. Your NRDS number is printed to the right of your last name on your invoice and is your membership ID.

11. I mailed you a check for my dues. How will I know you received it?

The Board posts a record of each member's payment. Go to www.realtor.org and click on “pay dues” in the upper right-hand corner (even if you have already paid). You'll need to have your www.realtor.org User Name and Password to view your online invoice or to view your payment history. Or call (401) 274-8383.

(OVER)

12. 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 12th year, includes radio, television and print advertisements. For more information go to:
http://www.realtor.org/rodesign.nsf/pages/FS_AWARENESSCAMPAIGN?OpenDocument

13. What do I get for the dues I pay?

Please see the reverse of the President's letter for a sampling of over \$2,000 worth of valuable goods and services provided as a benefit of membership! Remember, the REALTOR® Association is a three-part organization. Although the dues statement comes from the Greater Providence Board of REALTORS®, you are being invoiced for 3 memberships: one in the Greater Providence Board, one in the RI Association of REALTORS® and another in the National Association of REALTORS®. For more on the services provided, you can also check out the following websites:

Greater Providence Board of REALTORS®: www.gpborg.com. Be sure to visit the membership information page to view our annual reports and other valuable resources available to you.

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

National Association of REALTORS®: http://www.realtor.org/realtor_benefits/index.html

14. 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.

15. I do not wish to continue as a member of the Board and have notified my Principal Broker and/or Chief Appraiser. I will continue to be a licensee of his office but won't be a REALTOR®. What impact does this have on him and his office?

Under NAR's membership dues formula, the Designated REALTOR® (Principal Broker and/or Chief Appraiser) pays dues based on his/her 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, he/she will receive a non-member dues invoice for you as his licensee and he/she will be required to pay this fee. Further, the membership dues formula allows him/her to seek a reimbursement from you for this expense.

16. My Designated REALTOR® (which is the Principal Broker and/or Chief Appraiser of the office) does not plan to renew his/her membership. Does this affect my membership in the Board?

Yes the Principal of the firm must hold REALTOR® membership in the Board in order for sales, broker or appraisal licensees who are associated with the firm to hold membership.

17. Are dues refundable?

No. If you know that you will not be continuing to practice as a real estate or appraisal licensee in 2012 or are transferring to a non-REALTOR® office, please notify the Board immediately in writing. Send an email to membership@gpborg.com.

18. I recently became a new member and paid dues at that time. Wasn't that for 12 months from date of application?

When you joined earlier this year, you paid prorated dues based on the date your license became affiliated with the office you are with. You also paid a new member application fee. The dues and application fee were for part of 2011. The 2012 statement enclosed here represents your membership dues for 1/1/2012 – 12/31/2012 and are payable in advance of January 1, 2012 per the Board's Bylaws.

19. I am a licensed 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.

20. I only work part-time and will be out of state for several months this year. Can I pay prorated dues?

Again, membership is based on the real estate or appraisal licensees who hang their license in a member office. While you may not be practicing for a certain period of time, if your license remains in an active status in a member office, the full annual membership dues amount applies.

21. I may be transferring to another office soon. Do I still have to pay dues?

Yes. If you are transferring from one GPBOR office to another, your membership dues are transferable if the new office you are joining belongs to GPBOR. You can search our membership directory on www.gpborg.com (see membership information page and then "search for a member" on the left side). If you are transferring to an office that is a member of another Rhode Island REALTOR® Board, typically only the State and National portions of your dues will be transferable. Note that your membership and dues cannot be transferred to a non-REALTOR® office.

OUR MISSION IS TO ENSURE THE PROFESSIONAL SUCCESS OF OUR MEMBERS