



IDAHO ASSOCIATION OF REALTORS®  
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## **“Membership Has Its Benefits”**

The Idaho Association of REALTORS® has been the organized voice of the real estate industry in Idaho since 1948. It has been, and remains, the principal voice for real estate professionals, a driving force for education, and a promoter of beneficial laws for real estate licensees and the property owner.

### **VISION**

Idaho REALTORS® is the Voice for Real Estate, meeting the needs of the Idaho real estate industry, and through it, the broader community

### **MISSION**

Idaho REALTORS® promotes the business interests of its members, advances the high standards of business conduct expressed in the REALTOR® Code of Ethics, and protects private property rights

### **CORE PRINCIPLES**

1. Proactive Engagement in the political/regulatory process is **FUNDAMENTAL** to promoting REALTORS® business interests and preserving private property rights
2. Consistent Outreach to consumers to communicate the “REALTOR® Value” message is **IMPERATIVE** to ensure REALTORS® remain the Voice for Real Estate
3. Cooperative Partnerships with Brokers, local REALTOR® associations and affiliated organizations are **ESSENTIAL** in delivering our services and communicating our value
4. Demonstrated Commitment to the Code of Ethics and outstanding business conduct is **CRUCIAL** in reinforcing consumer trust and promoting a stable marketplace

The IAR is the important bridge between your local Board/Association and the National Association of REALTORS®. Membership in a local Board/Association automatically extends your membership to include affiliation with the Idaho Association and the National Association. Membership is provided through an organization of 21 local Board/Associations of REALTORS® across the state and the IAR extends at-large membership to individuals where a local Board/Association does not exist.

### **REALTOR® Designation**

Only members of the National Association of REALTORS®, through a local Board/Association of REALTORS® or as members direct to the Idaho Association of REALTORS® in areas not served by a local Board/Association, are privileged to use the term REALTOR®. As a member you have the right to use the registered trademark and symbols that tell the public that you adhere to a strict Code of Ethics and its standards of professionalism, integrity and competency. Unauthorized use of the trademark is strictly prohibited.

*Only REALTOR® members may participate in this membership benefit.*

### **REALTOR® Forms**

The Idaho Association of REALTORS® produces and maintains REALTOR® forms. Such forms are considered the standard for Idaho’s real estate industry. REALTORS® from throughout the state meet to discuss changes and additional forms. The forms can be found on our website at [www.idahorealtors.com](http://www.idahorealtors.com)

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## **Code of Ethics**

The code of professional practice governs members' relations between REALTORS® and with their clients and is enforced through local Board/Associations and by the Idaho Association of REALTORS®. Dedication to the Code of Ethics continues to assure the public of REALTOR® professionalism, integrity and competence. Annual training is provided to ensure adherence to the Professional Standards process. Only REALTOR® members can claim adherence to the Code of Ethics, which is recognized nationally as one of the first and best industry efforts at self-governance and discipline.

## **Mediation**

Traditionally, real estate industry disputes rely on negotiation for solutions. If negotiation fails, litigation or arbitration is often initiated. Mediation involves the skillful intervention of a third-party professional to help resolve disputes that arise between two or more parties.

The Idaho Association of REALTORS® has been providing mediation as an alternative to arbitration since 2002.

Mediation can be a useful tool in resolving the conflicts that arise involving Board Members and their clients and customers. Mediation can resolve controversy, promote amicable resolutions, and reduce the number of cases requiring the more formal and complex arbitration procedures of the Board.

However, no party to an arbitrable matter can be required to submit to, or be bound by, any determination reached through mediation. Mediation cannot and is not intended to be a substitute for the arbitration process.

## **Education**

Courses and seminars are provided by both local Board/Associations and the Idaho Association of REALTORS® to increase member skills in all fields of real estate practice. The Association offers the prestigious Graduate, REALTOR® Institute (GRI) Designation and other NAR Designations available only to REALTOR® members such as the Accredited Buyer Representative (ABR) Designation.

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## **REALTOR® Meetings**

Every year, the Idaho Association of REALTORS® holds two Board of Director meetings. The first is in the Spring time in Boise and the second meeting is always in conjunction with our annual Business Conference.

In January of each year a Leadership Summit is held. The purpose of this conference is to assist new leadership (local Board/Association officers, & others holding board positions) by helping them to understand what is expected of their position and the resources available should they need assistance.

In February, the Association holds an annual Legislative Reception. This is an opportunity for REALTOR® members to actively participate in the Association's legislative agenda by meeting elected officials. All REALTOR® members are strongly encouraged to attend.

Throughout the year, a variety of other meetings are held to address members' needs. Committees schedule meetings at various times, and IAR Leadership and Staff often schedule member meetings throughout the state to provide members with important information.

For more information on meetings, events, or sponsorship opportunities, please contact the IAR office at 342-3585 or 1-800-621-7553 or log onto our web site at [www.idahorealtors.com](http://www.idahorealtors.com)

*For a copy of the current meeting dates please go to the IAR home page and select the Meetings and Events tab.*

## **Annual Business Conference**

Every year in the Fall members gather for four days of workshops, conferences, education seminars, and social events. The IAR Board of Directors holds one of its two annual meetings at this time to set policy for the association.

*More information can be found on the IAR home page by selecting the Meetings and Events tab.*

## **Leadership Academy**

Leadership development is an essential element in the process of improving our Association and profession. The Idaho Association of REALTORS® administers the “Leadership Academy” to identify emerging REALTOR® leaders in the state, encourage them with motivational activities, and assist in sharpening their leadership skills in the hope they will exert a strong positive influence on the future of the Association and profession.

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## **Communications/Publications**

The Idaho Association of REALTORS® provides public relations-communications services to improve the public's perception of REALTOR® professionalism, work with the media, and keep REALTOR® members informed about the work of the Association.

The National Association of REALTORS and the Idaho Association of REALTORS publish timely e-newsletters filled with member news, educational information, and informative articles of values and concern to the real estate professional. To be placed on the list, please contact the IAR at 1-800-621-7553 or 342-3585 or email [iar@idahorealtors.com](mailto:iar@idahorealtors.com).

The IAR wants to assist members with their technology and information needs. The IAR's webpage ([www.IdahoREALTORS.com](http://www.IdahoREALTORS.com)) is a valuable and inexpensive resource for members or the public with timely real estate news, links and online forms access.

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## **The Legal HOTLINE**

One of the most popular member benefits is the Legal HOTLINE. REALTOR® members only have access to immediate legal advice on real estate matters from an attorney. The Legal HOTLINE delivers fast legal assistance on questions, which arise in the industry. It's important to note, however, that the Legal HOTLINE provides information - not representation - and does not replace the services of your attorney. The number is 1-800-858-8701 M-F 9:30-11:30 am except Holidays.

Again, non-member real estate licensees cannot use this valuable tool.

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## **Information Services**

The Idaho Association of REALTORS® acts as a clearinghouse for its members and the public on almost any question relating to real estate. The association supplies the media with news regarding association action, opinions, and pertinent statistics.

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## **Legislation**

The association maintains staff to represent the interest of the *membership* and property owners at the Legislature and to keep members informed on actions, which may affect their business. The National Association of REALTORS® provides the same service in the halls of Congress.

The IAR strives to keep the cost of doing business reasonable for the real estate industry. Every aspect of the real estate profession is regulated by government, and affects your day-to-day activities. In the past few years, the IAR has accomplished many things for the real estate industry:

- Clarified agency relationships;
- Stopped legislation imposing a sales tax on real estate services;
- Stopped legislation imposing real estate transfer taxes;
- Stopped legislation requiring mandatory sales price disclosure to county assessors.
- Successfully wrote and passed legislation revising the state eminent domain laws to further protect private property rights.
- Successfully passed legislation requiring contractor registration in Idaho. Since the adoption of this legislation more than 20,000 contractors have registered with the state.
- Clarified the issue of property condition disclosure;
- Facilitated the cleaning up of contaminated “brownfield” properties in Idaho communities;
- Wrote successful legislation creating a new financing mechanism for development infrastructure.
- Wrote successful legislation defining which services must be provided by a brokerage.
- Wrote successful legislation removing liability from agents selling houses that formerly housed a meth lab – as long as the lab was cleaned up under state guidelines.
- Wrote successful legislation requiring local governments to consider private property rights and regulatory takings impacts;
- Wrote successful legislation strictly limiting the use of development impact fees in Idaho.

These are just the ‘tip of the iceberg’ when it comes to assisting the industry with legislative issues.

REALTORS® direct the lobbying effort of the association, draft legislation, and set legislative policy. Every week during the legislative session the IAR Legislative Committee meets to review legislation and take positions on behalf of the Association.

*Only REALTOR® members may participate in this membership benefit.*

## **RPAC**

REALTORS® raise voluntary contributions from members for use in supporting candidates for elective office. The REALTOR® Political Action Committee (RPAC) is one of the largest PAC’s in the country. In Idaho 30 percent of the funds raised are sent to the National Association of REALTORS® for their use at the federal level. 70 percent stays in Idaho and is divided between candidates at the local and state levels.

Idaho RPAC is the state’s largest PAC, and has an outstanding record of supporting successful candidates for office. The IAR Public Policy Trustees oversee the administration of RPAC, and make all decisions on funding and endorsement of candidates. Only REALTOR® members can serve as Trustees.

Idaho RPAC supports candidates that support private property rights and the real estate industry in general. Because every aspect of a real estate transaction is regulated by state, it is important to help elect candidates that understand the impacts additional regulation can have on the industry.

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## **Legal Review Fund**

Members of the Idaho Association of REALTORS® have access to one of the state’s most effective and innovative legal protection programs called the Legal Review Fund. Funded by a yearly \$10.00 per member fee, the fund was established to assure that precedent setting legal actions which impact REALTORS® are addressed quickly, professionally and effectively.

The fund is administered by the IAR Public Policy Trustees who have the responsibility of determining how the money will be spent, and which cases to become involved in.

Recently the fund has been accessed by local associations to stop a number of regulations at the local level. The Mountain Central Board of REALTORS® was successful in challenging a local ordinance regarding inclusionary zoning. The court not only ruled in MCBR's favor, but awarded \$85,000 in attorney fees to be paid by the City of McCall. Because of this action similar ordinances around the state were abandoned.

In addition, the IAR has appeared on behalf of members at the District Court, Supreme Court and Federal Circuit Court levels.

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### **Equal Opportunity**

The association welcomes qualified members of any race, color, religion, national origin, sex or handicap and offers its members equal opportunity to participate in the association's decisions and actions.

### **Endorsed Programs**

The REALTORS® endorses several programs at discounted rates for our members at both the state and national levels. For a full list of programs visit [www.realtor.org](http://www.realtor.org) or [www.idahorealtors.com](http://www.idahorealtors.com).

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### **Committee/Task Force Participation**

The Idaho Association of REALTORS® works with REALTOR® member volunteers to affect every facet of the industry through Task Forces and Committees. These diverse groups are formed as needed to address timely issues. In any given year, dozens of task forces might meet to address a myriad of issues. Because of its effectiveness with this process, the IAR is considered the leader of the real estate industry in Idaho.

Although the IAR may solicit the input and participation of non-members on task forces, in general, participation in this important membership benefit is open to REALTOR® members only.

### **Areas of Business (Committees)**

PROFESSIONAL DEVELOPMENT is responsible for working on ways to enhance the professional development of the members including, but not limited to, education, convention, GRI, REALTOR® of the Year, etc.

BUSINESS ISSUES is responsible for working on issues, which impact the way in which members do business including, but are not limited to MLS, technology, risk reduction, forms, fair housing, housing needs, affordable housing, real estate finance, appraisal, etc.

PUBLIC POLICY is responsible for addressing issues which impact members from a regulatory, legislative, legal and/or political standpoint. Areas include, but are not limited to, legal, issues, RPAC, legislative, land use, etc.

PROFESSIONAL STANDARDS is responsible for working with members and local Boards/Associations to highlight the Code of Ethics through education and handling complaints. If you are interested in volunteering to serve, please contact the IAR.

### **Toll-Free Telephone Service**

Information and assistance is available through our toll-free telephone number: 1-800-621-7553. For further information on the benefits of REALTOR® membership, please contact the IAR!