

BYLAWS

NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INC.

AMENDED:

December, 1989

September, 1990

November, 1990

December, 1990

June, 1991

February, 1992

September, 1993

September, 1994

June, 1997

December, 1998

February, 2000

June, 2000

August, 2002

March, 2004

June, 2005

June, 2008

June, 2009

June 2010

June 2011

December 2011

June 2012

June 2015

March 2016

March 2017

August 2019

June 2022

December 2023

1 **BYLAWS**

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3 of the

4
5 **NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INCORPORATED**

6
7
8 **ARTICLE I**

9
10 **Name and Objectives**

11
12 Section 1. The name of this organization shall be: New Hampshire Association of REALTORS®,
13 Incorporated, hereinafter referred to as the Association.

14
15 Section 2. The objectives of the Association shall be to unite local Boards of REALTORS®,
16 hereinafter referred to as Member Boards and their Members in the State of New Hampshire for
17 the purpose of exerting effectively a combined influence upon matters affecting real estate; to
18 elevate the standards of the real estate business throughout the state and the professional conduct
19 of persons engaged therein; to provide a facility for education, research and exchange of
20 information for those engaged in the recognized branches of the real estate business; to inform the
21 public of the advantages of transacting business with REALTORS®; and to encourage the use by
22 Members of the term REALTOR® and the emblem seal. *(Amended 12/98, 03/04, 06/15)*

23
24 Section 3. As used in these Bylaws, the terms REALTOR® and REALTORS® shall be as defined
25 in Article XIV. REALTOR® members are individuals engaged in the real estate profession as a
26 principal, partner, corporate officer, or branch office manager acting on behalf of the firm's
27 principal(s) who meet the qualifications for REALTOR® membership established by the
28 NATIONAL ASSOCIATION OF REALTORS®, hereinafter referred to as NAR, and known as
29 NAR's Membership Qualification Criteria. *(Added 06/15)*

ARTICLE II

Membership

Section 1. The Members of this Association shall consist of the following eight classes: (1) Member Boards, (2) Board Members, (3) Secondary Members, (4) Institute Affiliate Members, (5) Affiliate Members, (6) Honorary Members, (7) Life Members, and (8) Student Members. Board Members shall be Active Members of the Association. *(Amended 12/98, 03/04, 06/15)*

Section 2. A Member Board shall be any local Board of REALTORS® within the State of New Hampshire, all the REALTOR® members of which who hold primary membership in the Member Board, hold membership in the Association and in the NAR. *(Amended 03/04, 06/15)*

Section 3. A Board Member shall be any REALTOR® member of a Member Board as previously defined.

Section 4. . A Secondary Member shall be an individual who holds primary membership in a board/association of REALTORS® in another state and who desires to obtain direct membership in the Association without holding membership in a Member Board. Such Secondary Members shall have all the duties and obligations, to the Association of Board Members and shall be subject to disciplinary action as provided for in the Association's Code of Ethics and Arbitration Manual. *(Amended 03/04, 06/15)*

Section 5. Institute Affiliate Members shall be individuals who hold a professional designation awarded by an Institute, Society or Council affiliated with NAR 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® membership, subject to payment of applicable dues for such membership. *(Amended 08/02, 06/15)*

Section 6. Affiliate Members shall be individuals who are affiliate members of Member Boards.

1 Affiliate Members shall hold individual membership with dues set annually by the Board of
2 Directors of the Association, hereinafter referred to as the Board of Directors. *(Amended 08/02,*
3 *03/04)*

4
5 Section 7. Honorary Members shall be individuals other than those engaged in the real estate
6 business who have contributed notably to the Association.

7
8 Section 8. Life Members shall be Members who, due to their stature or position in the Association,
9 their contributions to the Association, or the length and quality of their service to the Association
10 are deemed, with the approval of the Board of Directors, to be deserving of this status. *(Added*
11 *02/92)*

12
13 Section 9. Student Members shall be individuals who are seeking undergraduate or graduate
14 degrees with a specialization or major in real estate at institutions of higher learning, but are not
15 engaged in the real estate profession on their own account and not associated, except as a student
16 intern, with an established real estate office. *(Added 06/97), (Amended 03/04)*

17
18 Section 10. Applicants for REALTOR® membership and provisional REALTOR® members
19 (where applicable) shall complete an orientation program on the Code of Ethics of not less than
20 two (2) hours and thirty (30) minutes of instructional time. This requirement does not apply to
21 applicants for REALTOR® membership or provisional members who have completed comparable
22 orientation in another association, provided that REALTOR® membership has been continuous,
23 or that any break in membership is for one (1) year or less. Failure to satisfy this requirement
24 within 90 days of the date of application (or, alternatively, the date that provisional membership
25 was granted), will result in denial of the membership application or termination of provisional
26 membership.

27
28 Section 11. Effective January 1, 2019, through December 31, 2021 and for successive three year
29 periods thereafter, each REALTOR® member of the association (with the exception of
30 REALTOR® members granted REALTOR® Emeritus status by the National Association) shall
31 be required to complete ethics training of not less than two (2) hours and thirty (30) minutes of

1 instructional time. This requirement will be satisfied upon presentation of documentation that the
2 member has completed a course of instruction conducted by this or another REALTORS®
3 association, the State Association of REALTORS® or the NATIONAL ASSOCIATION OF
4 REALTORS®, which meets the learning objectives and minimum criteria established by the
5 NATIONAL ASSOCIATION OF REALTORS® from time to time. REALTOR® members who
6 have completed training as a requirement of membership in another association and REALTOR®
7 members who have completed the New Member Code of Ethics Orientation during any three year
8 cycle shall not be required to complete additional ethics training until a new three year cycle
9 commences. Failure to satisfy the required periodic ethics training shall be considered a violation
10 of a membership duty. Failure to meet the requirement in any three year cycle will result in
11 suspension of membership for the first two months (January and February) of the year following
12 the end of any three year cycle or until the requirement is met, whichever occurs sooner. On March
13 1 of that year, the membership of a member who is still suspended as of that date will be
14 automatically terminated. *(Added 02/2025)*

15
16 Section 12. Effective January 1, 2025, through December 31, 2027 and for successive three year
17 periods thereafter, each REALTOR® member of the association (with the exception of
18 REALTOR® members granted REALTOR® Emeritus status by the National Association) shall
19 be required to complete Fair Housing training of not less than two (2) hours of instructional time.
20 This requirement will be satisfied upon presentation of documentation that the member has
21 completed a course of instruction conducted by this or another REALTOR® association, the State
22 Association of REALTORS®, the NATIONAL ASSOCIATION OF REALTORS®, or the
23 Institutes, Societies, and Councils, which meets the learning objectives and minimum criteria
24 established by the NATIONAL ASSOCIATION OF REALTORS® from time to time. Fair
25 Housing training approved by a state licensing authority for an existing Fair Housing requirement
26 to maintain licensure shall also fulfill this requirement, provided it also meets the learning
27 objectives and minimum criteria established by the NATIONAL ASSOCIATION OF
28 REALTORS® from time to time. REALTOR® members who have completed Fair Housing
29 training as a requirement of membership in another association shall not be required to complete
30 additional Fair Housing training until a new three year cycle commences. Failure to satisfy the
31 required periodic Fair Housing training shall be considered a violation of a membership duty.

1 Failure to meet the requirement in any three year cycle will result in suspension of membership
2 for the first two months (January and February) of the year following the end of any three year
3 cycle or until the requirement is met, whichever occurs sooner. On March 1 of that year, the
4 membership of a member who is still suspended as of that date will be automatically terminated.
5

6 Section 13. Applicants for REALTOR® membership and provisional REALTOR® members
7 (where applicable) shall complete Fair Housing training of not less than two (2) hours of
8 instructional time. This requirement will be satisfied upon presentation of documentation that the
9 member has completed a course of instruction conducted by this or another REALTOR®
10 association, the State Association of REALTORS®, the NATIONAL ASSOCIATION OF
11 REALTORS®, or the Institutes, Societies, and Councils, which meets the learning objectives and
12 minimum criteria established by the NATIONAL ASSOCIATION OF REALTORS® from time
13 to time. Fair Housing training approved by a state licensing authority for an existing Fair Housing
14 requirement to gain or maintain licensure shall also fulfill this requirement, provided it also meets
15 the learning objectives and minimum criteria established by the NATIONAL ASSOCIATION OF
16 REALTORS® from time to time. This requirement does not apply to applicants for REALTOR®
17 membership or provisional members who have completed comparable orientation in another
18 association, provided that REALTOR® membership has been continuous, or that any break in
19 membership is for one (1) year or less. Failure to satisfy this requirement within 90 days of the
20 date of application (or, alternatively, the date that provisional membership was granted), will result
21 in denial of the membership application or termination of provisional membership. *(Added*
22 *02/2025)*

23 24 **ARTICLE III**

25 26 **Dues and Fees**

27
28 Section 1. The annual dues of each Member Board as defined in Article II, Section 2 of these
29 Bylaws shall be an amount as established annually by the Board of Directors times the number of
30 REALTOR® members who hold primary membership in the Association, plus real estate
31 salespersons and licensed or certified appraisers employed by or affiliated as independent

1 contractors with REALTOR® members of the Member Board who are not themselves
2 REALTOR® members. In calculating the dues payable by a Member Board, nonmembers, as
3 defined in the preceding sentence, shall not be included in the computation of dues if dues have
4 been paid in another REALTOR® board or association in the state or a state contiguous thereto,
5 provided the Member Board notifies the Association in writing of the identity of the REALTOR®
6 board or association to which dues have been remitted. *(Amended 03/04, 06/15)*

7
8 Section 2. The annual dues of each Institute Affiliate Member shall be established by the Board
9 of Directors. *(Amended 08/02, 03/04)*

10
11 Section 3. Upon payment to the Association of the dues required under Section 1 & 2 of this
12 Article, each REALTOR® member of Member Boards and each Institute Affiliate Member, as the
13 case may be, shall be deemed a Member of the Association in good standing. Upon payment of
14 dues required under any other Sections of this Article, the individuals making such payment shall
15 be deemed a Member as designated in good standing of the Association. *(Amended 03/04, 06/15)*

16
17 Section 4. The annual dues of each Affiliate Member shall be determined by the Board of
18 Directors.

19
20 Section 5. In January of each year, each Member Board shall file with the Association, in such
21 format as shall be determined by the Association, a list of its REALTOR® members, Institute
22 Affiliate Members, and Affiliate Members and the real estate salespersons and licensed or certified
23 appraisers employed by or affiliated as independent contractors with such REALTOR® members,
24 certified by the president and secretary of the Member Board, and that Member Board shall pay
25 dues for the current year on or before January 1 on the basis of such list; provided, however,
26 adjustments shall be made each month to reflect those new Members enrolled by the Member
27 Board during the preceding month. On a monthly basis, the Member Board shall report to the
28 State Association the names and addresses of REALTOR® members and Institute Affiliate
29 Members enrolled during the preceding month. Any Member Board or other Member delinquent
30 in payment of dues by more than 90 days may be dropped from membership in the Association by
31 the Board of Directors. *(Amended 03/04)*

1
2 Section 6. Each Member Board may be assessed an amount as determined from time to time by
3 the Board of Directors times the number of Members who are REALTOR® members and Institute
4 Affiliate Members of the Member Board, plus an amount times the number of real estate
5 salespersons and licensed or certified appraisers employed by or affiliated as independent
6 contractors with REALTOR® members of the Member Board, who are not themselves
7 REALTORS®, such assessments to be paid with Member Board dues or at any other time as
8 established by the Board of Directors for such special Association activities that fall within the
9 objectives of the Association as provided in Article I, Name and Objectives, Section 2 of the
10 Bylaws. *(Amended 03/04, 06/15)*

11
12 Section 7. Life Members of the Association shall not be required to pay any portion of the
13 Association dues regardless of whether or not they are required to pay a Member Board or NAR
14 portion. *(Added 02/92, 03/04)*

15 16 **ARTICLE IV**

17 18 **Executive Offices**

19
20 Section 1. The elective Executive Offices of the Association shall be:

21
22 a) A President, who shall:

23 (1) Have served as President-Elect; and

24 (2) Serve a one (1) year term and shall not be eligible to serve a second consecutive term;

25 and

26 (4) Preside at meetings of the Executive Committee and the Board of Directors. *(Amended*
27 *02/92, 03/04,08/19)*

28
29 b) A President-Elect, who shall:

30 (1) Have served as First Vice President; and

31 (2) Serve a one (1) year term; and

- 1 (3) In the absence of the President, fill the duties of the Office of the President; and
2 (4) Succeed to the Office of President. *(Amended 12/89, 02/92, 06/97, 03/04, xx/15)*

3
4 In the event of death, disability or vacancy in the Office of the President and the inability
5 or incapacity of the President-Elect to succeed to such Office pursuant to this Section, the
6 Office of President shall be filled until the next annual election by the First Vice President.
7 *(Added 02/92, 03/04) (Amended 06/15)*

8
9 c) A First Vice President, who shall:

- 10 (1) Have served as Second Vice President; and
11 (2) Serve a one (1) year term; and
12 (3) Succeed to the Office of President-Elect. *(Amended 03/16)*

13
14 d) A Second Vice President, who shall:

- 15 (1) At the time of election, have completed a minimum of one (1) year term as one of the
16 following: Treasurer of the Association, Member Liaison, or Standing Committee Chair
17 within the previous five (5) years, or a Member Board president, within the previous three
18 (3) years; and
19 (2) Prior to taking Office, have successfully completed the Association leadership program
20 defined in the Association Policy Manual; and
21 (3) Serve a one (1) year term; and
22 (4) Succeed to the Office of First Vice President. *(Added 06/15)*

23
24 In the event of death, disability or vacancy in the Office of the President and the inability
25 or incapacity of the President-Elect and First Vice President to succeed to such Office
26 pursuant to this Section, the Office of President shall be filled until the next annual election
27 by the Second Vice President. *(Added 06/15)*

28
29 e) A Treasurer, who shall:

- 30 (1) At the time of election, have completed a minimum of two (2) years of service on the
31 Finance Committee within the previous five (5) years; and

1 (2) Serve a two (2) year term and be eligible to be elected to serve one (1) consecutive two
2 (2) year term; and

3 (3) Be the custodian of the funds and securities of the Association. *(Amended 09/90, 06/91,*
4 *02/92, 06/97, 03/04, 03/17)*

5
6 f) A Chief Executive Officer, who shall also serve as the Secretary of the Association and
7 serve as chief executive officer of the Association, as named in Article V, Section 10 of
8 these Bylaws, but will not have a vote. *(Amended 02/92, 03/04, 08/19)*

9
10 g) An Immediate Past President, who shall:

11 (1) Have served as President in the previous year; and

12 (2) Be an Active Member in good standing of the Association. *(Amended 03/04)*

13
14 All Offices shall be held for the above designated terms or until their successors are elected and
15 qualified, and shall be members of the Board of Directors. Except for the Office of Secretary, only
16 Active Members in good standing and, with the exception of the Treasurer, who have served within
17 the past five (5) years as Directors of this Association or who have served as a Member Board
18 president within the previous three (3) years, shall be entitled to hold Office in the Association.
19 *(Amended 02/92, 03/04)*

20
21 Section 2. The Executive Officers shall consist of the President, the President-Elect, the Secretary,
22 the Treasurer and the Immediate Past President. *(Amended 08/02, 03/04)*

23
24 The duties of the Executive Officers shall be such as their titles, by general usage, would indicate
25 and such as may be assigned to them, respectively, by the Board of Directors from time to time,
26 and such as required by the law. *(Amended 03/04)*

27
28 Section 3. The Treasurer, Chief Executive Officer and all those with the authority to endorse
29 Association checks, shall provide a surety bond in such amount as the Board of Directors may
30 determine the cost to be paid by the Association.

31

1 Section 4. Candidates for the Office of President, President-Elect, First Vice President, Second
2 Vice President, Treasurer, and all other elected Officers shall comply with the Association policy
3 regarding an annual financial, legal and criminal examination. Accordingly, Candidates shall
4 complete and sign an Authorization for Release of Credit, Legal and Criminal Background
5 Information, along with any other or related authorizations. This examination must be completed prior
6 to any Candidate taking Office. *(Added 06/15)*

7
8 **ARTICLE V**

9
10 **Board of Directors**

11
12 **Section 1.**

13
14 (a) The government of the Association shall be vested in a Board of Directors, and consisting of
15 the following: *(Amended 02/92, 03/04, 06/11)*

16
17 (1) Two (2) Directors elected or appointed from the Active Members of each Member Board,
18 both of which shall have served as an officer or director of the respective Member Board within
19 the previous five (5) years of being selected and shall serve for a term of two (2) years; and
20 *(Amended 03/04, 06/11)*

21
22 (2) An additional Director at Large, who has served as an officer or director of the respective
23 Member Board within the previous five (5) years of being selected and shall serve for a term
24 of two (2) years, determined by multiplying the number fourteen (14) by the REALTOR®
25 members of the Member Board and dividing the result by the total number of REALTOR®
26 members of the Association as of July 31st of the year immediately preceding, and deleting any
27 remainder; and *(Amended 03/04, 06/11, 06/15)*

28
29 (3) The three (3) most recent past Presidents of the Association who are Active Members in
30 the Association; and *(Amended 03/04)*

31
32 (4) Each NAR Director from the Association; and *(Amended 03/04)*

1
2 (5) Each Chair of the Association's Standing Committees as defined in Article VII of these
3 Bylaws; and *(Amended 08/02, 03/04)*

4
5 (6) The four (4) Member Liaisons, who shall:

6 a) At the time of election have completed a minimum one (1) year term on the Board of
7 Directors within the previous five (5) years, or at the time of election have completed a
8 minimum of one (1) term on the board of directors of a Member Board within the previous
9 five (5) years; and

10 b) Serve a two (2) year term and not be eligible for election to a second consecutive term;
11 and

12 c) Each represents the Association at two (2) geographically or historically interrelated
13 Member Boards. *(Amended 02/92, 06/97, 02/00, 06/00, 03/04, 06/11, 12/11, 06/12).*

14
15 (7) The current State President of the Institutes, Councils and Societies of NAR; and *(Amended*
16 *09/93, 06/97, 03/04)*

17
18 (8) All Executive Officers of the Association.

19
20 (b) The term "Membership" as used in this Section shall mean the Active Members on file at the
21 Association as of the July 31st of the previous year. *(Amended 03/04)*

22
23 Section 2. Member Boards shall notify the Association's Chief Executive Officer, in writing, not
24 later than March 1st of each year, of the proper election and identity of their respective Directors
25 of the Association for that year, as well as named alternates, selected from the current or past
26 officers or directors of the respective Member Board, who shall serve as a substitute Director for
27 any absent Director or the president of the respective Member Board. *(Amended 03/04, 06/10,*
28 *08/19)*

29
30 Affiliated organizations, as defined in Section 1 (a)(7) of this Article, also shall notify the
31 Association's Chief Executive Officer, in writing, not later than March 1st of each year, of the

1 proper election and identity of their respective president for that year, as well as one (1) named
2 alternate, selected from the respective organizations, who shall serve as substitute member of the
3 Board of Directors when the president is absent. *(Amended 11/90, 03/04, 06/10, 08/19)*

4
5 If a Director or president of a Member Board or the president of an affiliated organization as
6 defined in Section 1 (a)(7) of this Article cannot attend a meeting of the Board of Directors, the
7 named Member Board or affiliate organization alternate as provided in Section 2 of this Article,
8 may serve as a substitute Director with full voting powers upon written notification to the
9 Association President prior to the meeting.

10
11 Section 3. The Board of Directors shall administer the finances of the Association and shall have
12 authority to appropriate money, approve the annual budget, and have sole authority to appropriate
13 monies in excess of ten thousand dollars (\$10,000). The accounts of the Association shall be
14 audited biennially, or as directed by the Board of Directors, by a certified public accountant.
15 *(Amended 11/90, 06/97; 06/00, 03/04)*

16
17 Section 4. The Board of Directors may meet at least one (1) time per quarter of each year, at a
18 time and place to be determined by it or the President. Notwithstanding the foregoing, the Board
19 of Directors shall meet in-person no less than two (2) times each year. With the exception of the
20 Immediate Past President, the past President twice removed and the past President thrice removed,
21 absence from two (2) consecutive scheduled or special meetings without an excuse deemed valid
22 by the Executive Committee, as defined in Section 5 of this Article, shall be construed as
23 resignation, with notification to the Member Board requesting immediate replacement. *(Amended*
24 *03/04)*

25
26 Section 5. There shall be an Executive Committee of the Board of Directors, hereinafter referred
27 to as the Executive Committee, composed of the President, President-Elect, First Vice President,
28 Second Vice President, Treasurer, Immediate Past President, Secretary, Member Liaisons, and the
29 Chairs of the Association's Standing Committees as defined in Article VII of these Bylaws.
30 *(Amended 08/02, 03/04)*

31

1 The Executive Committee shall make recommendations to the Board of Directors, shall transact
2 all Association business between meetings of the Board of Directors, and shall report such actions
3 in full to the Board of Directors at its next meeting; in the instance where an Officer also serves as
4 a Standing Committee chair, they shall have one (1) vote at Executive Committee and Board of
5 Directors meetings. The Executive Committee is authorized to spend a maximum of ten thousand
6 dollars (\$10,000) on a non-budgeted action, providing that it be brought before the Finance
7 Committee for their review and recommendation. Proxy votes or alternate representatives are not
8 provided for Executive Committee actions except that the President-Elect may stand-in for the
9 Association President position on the Executive Committee should the President be unable to
10 attend. *(Amended 06/97, 03/04)*

11
12 Section 6. Special meetings of the Board of Directors may be called at any time upon five (5) days
13 written notice by the President or by twenty percent (20%) of the Directors.

14
15 Section 7. A majority of the Directors shall constitute a quorum of the Board of Directors.
16 *(Amended 02/92, 03/04)*

17
18 Section 8. A majority of the Executive Committee voting members shall constitute a quorum of
19 the Executive Committee.

20
21 Section 9. Any vacancies among the Executive Offices, described in Article IV hereof, shall be
22 filled for the remainder of any unexpired term by a simple majority vote of the Board of
23 Directors, until the next annual election, except that (1) a vacancy in the Office of the President
24 shall be filled by the President-Elect who shall remain as President for the next succeeding year,
25 (2) a vacancy in the Office of the President-Elect shall be filled by the First Vice President who
26 shall remain as President-Elect for the next succeeding year, and (3) a vacancy in the Office of
27 the First Vice President shall be filled by the Second Vice President who shall remain as First
28 Vice President for the next succeeding year. Vacancies of Directors, described in Article V
29 hereof, shall be filled as follows:

30 (1) Directors elected by a Member Board shall be filled by timely and appropriate action
31 of that Member Board;

1 (2) Directors at Large shall be filled for the remainder of any unexpired term by a simple
2 majority vote of the Board of Directors;

3 (3) NAR Directors shall be filled by timely and appropriate action of the current
4 Association President, subject to approval of the Executive Committee; and

5 (4) Member Liaison Directors shall be filled for the remainder of any unexpired term by a
6 simple majority vote of the Board of Directors.

7
8 Prior to filling a vacancy as described in Section 9(4) above, the candidate must be certified as
9 qualified by the Credentials Working Group, or in the event no qualified candidates have submitted
10 their name to the Credentials Working Group, a simple majority vote of the Board of Directors
11 may waive such qualifications relevant to such vacancy. *(Amended 02/92, 03/04, 06/12, 06/15)*

12
13 Section 10. The Board of Directors may employ a Chief Executive Officer who shall be the chief
14 administrative officer of the Association, who shall serve as Secretary of the Association but will
15 not have a vote, and who shall perform such other duties as may be delegated by the Board of
16 Directors. The Chief Executive Officer may employ such persons as may be necessary to conduct
17 the activities of the Association in accordance with the existing Policy Manual of the Association
18 and the approved budget. In the event a managerial staff position is needed, the Chief Executive
19 Officer must receive approval from the Executive Committee prior to hiring. *(Amended 03/04,*
20 *08/19)*

21
22 Section 11. The Board of Directors may retain legal and other professional counsel and fix the
23 terms of compensation thereof.

24
25 Section 12. The President will appoint a non-voting Parliamentarian to be present at every
26 Executive Committee and Board of Directors Meeting who is versed in the rules and procedures
27 of parliamentary law. The Parliamentarian is engaged at such meetings to advise the presiding
28 officer on questions of procedure in transacting the business of the assembly legally, efficiently
29 and impartially and does not participate in the business being conducted. The Parliamentarian is
30 assigned a seat near the presiding officer for convenient consultation and when necessary, is asked
31 to state the ruling or give his/her interpretation of it. *(Amended 03/04)*

1
2 **ARTICLE VI**

3
4 **Meetings**

5
6 Section 1. The Association shall hold an annual Membership meeting, hereinafter referred to as
7 the Annual Membership Meeting, to include the election of Active Members to the Offices of the
8 Association and approval of, as appropriate, Association candidate(s) for the NAR director(s) and
9 NAR Regional Vice President, after August 1 and prior to December 31, and at least seven (7)
10 days prior to the installation of Active Members to the Offices of the Association, the time and
11 place to be designated by the President. *(Amended 03/04)*

12
13 Section 2. The Association may hold an annual convention, hereinafter referred to as the
14 Convention, which shall be open to all Members upon payment of applicable registration fees.
15 *(Amended 06/97; 06/00, 03/04, 06/08)*

16
17 Section 3. The Installation of Active Members to the Offices of the Association may be held at
18 the Convention. Active Members to be installed to the Offices of the Association who are not
19 present at the Installation of Active Members to the Offices of the Association shall be installed at
20 the next meeting of the Board of Directors following the Installation of Active Members to the
21 Offices of the Association. *(Amended 02/92, 06/97; 06/00, 03/04, 06/15)*

22
23 Section 4. A majority of the Board of Directors shall constitute a quorum at the Annual
24 Membership Meeting. *(Amended 06/08)*

25
26 Section 5. At all Association meetings, with the exception of Membership meetings per Article
27 IX, Section 1 of these Bylaws, each eligible individual shall be entitled to only one (1) vote,
28 regardless of representation. The chair of any Association meeting, if a member of the assembly,
29 is entitled to vote when the vote is by ballot (but not after the tellers have commenced to count the
30 ballots), and in all other cases only where the vote would change the result. *(Amended 02/92,*
31 *03/04)*

1
2 Section 6. Electronic Transaction of Business. To the fullest extent permitted by law, Association
3 meetings may be conducted by electronic means. *Added (06/09)*

4
5 **ARTICLE VII**

6
7 **Committees**

8
9 Section 1. The President, subject to the approval of the Executive Committee, shall appoint chairs
10 and members of all committees, standing subcommittees, task forces and working groups of the
11 Association except for the chair of the Finance Committee, and chair and members of the Honor
12 Society Working Group, Credentials Working Group and REALTOR® of the Year Working
13 Group, and shall fill any vacancies that may occur with the exception of vacancies addressed under
14 Article V, Section 9 and Article VIII, Section 8 of these Bylaws. Committee chairs shall serve a
15 one (1) year term, and shall be eligible for reappointment for a maximum of three (3) consecutive
16 one (1) year terms, or until their successors are appointed and qualified, except for the Public
17 Policy Chair who shall serve an initial three (3) year term and who shall be eligible for
18 reappointment to one (1) additional two (2) year term, or until a successor is appointed and
19 qualified. Committee chairs shall have completed or shall agree to complete prior to serving their
20 initial term, a three-hour classroom-based committee chairperson course sponsored and funded by
21 the Association. *(Amended 11/90, 02/92, 06/97, 03/04, 06/08, 06/10, 06/11)*

22
23 The Treasurer of the Association shall serve as chair of the Finance Committee and the Assistant
24 Treasurer of the Association, as appointed by the President, shall serve as vice chair. *(Added 02/92,*
25 *03/04)*

26
27 The President-Elect shall serve as chair of the Honor Society Working Group and there shall be
28 no vice-chair. *(Added 02/92, 06/97)*

29
30 The Association shall have the following four Standing Committees, hereinafter referred to as the
31 Standing Committees: *(Amended 03/04)*

- 1
- 2 a) Communications (*Amended 09/94*)
- 3 b) Legal [including the Professional Standards Subcommittee, the Grievance
- 4 Subcommittee, the Mediation Subcommittee, and the Risk Management
- 5 Subcommittee] (*Amended 08/02, 03/04, 06/08*)
- 6 c) Professional Development (*Amended 06/97*)
- 7 d) Public Policy (*Amended 06/97*)
- 8

9 Section 2. The President, with the approval of the Executive Committee, may appoint such other

10 committees, subcommittees, task forces or working groups as needed. The President shall be an

11 ex-officio member of all committees. (*Amended 02/92, 09/94, 03/04*)

12

13 Section 3. Committees shall have such duties as their titles indicate, and as the Executive

14 Committee may assign. All actions of committees shall be reported to the Executive Committee

15 and shall be subject to the approval of the Executive Committee. A majority of all committee

16 members shall constitute a quorum at any meeting of the committee. (*Amended 02/92, 09/94*)

17

18 Section 4. With the exception of the Treasurer, no other members of the Finance Committee may

19 serve on the Executive Committee. (*Amended 02/92*)

20

21 ARTICLE VIII

22 Election of Offices

23

24

25 Section 1. The election of Active Members to the Offices of the Association shall be held at the

26 Annual Membership Meeting of the Association, as per Article VI, Section 1. (*Amended 03/04*)

27

28 Section 2. The Credentials Working Group of the Association shall be composed of: (*Amended*

29 *06/97, 06/10*)

30

- 31 a) the Immediate Past President; and (*Amended 06/97, 03/04*)

1
2 b) the past President twice removed who is an Active Member in good standing of the
3 Association and who serves as chair of the Credential Working Group; and (*Amended*
4 *03/04*)

5
6 c) one (1) member at large to be appointed from among Active Members by the current
7 President.

8
9 In the case where a delegate of the Credentials Working Group is a candidate for an Office
10 of the Association, the chair of the Credentials Working Group shall request that candidate
11 to excuse themselves during the qualifications review of the specific position(s). (*Amended*
12 *12/89, 02/92, 06/97, 12/98, 03/04*)

13
14 Except for the Immediate Past President, members of the Executive Committee shall be
15 ineligible to serve on the Credentials Working Group. (*Amended 06/97*)

16
17 Section 3. The Credentials Working Group shall certify qualified candidates no later than thirty
18 (30) days prior to the date set for:

19
20 a) Election of Active Members to Offices of the Association as per Article IV Section 1 of
21 these Bylaws for the Office of President-Elect, First Vice President, Second Vice President
22 and Treasurer, as applicable at that time; and, for the position of Member Liaison as per Article
23 V, Section 1 of these Bylaws; and (*Amended 03/04, 06/15*)

24
25 b) A candidate for recommendation to NAR for the NAR Regional Vice President, per Article
26 VIII, Section 7 of these Bylaws, when required; and (*Amended 03/04*)

27
28 c) A candidate for representative, director or delegate to any other affiliated or subsidiary
29 organization, institution or agency when called upon and to which such representation is
30 required.

31

1 Section 4. The report of the Credentials Working Group shall be made available to each Active
2 Member via public notice at the Association's headquarters and through electronic media at least
3 fifteen (15) days before the election is held. No additional candidates for any office shall be
4 certified after the meeting of the Credentials Working Group shall have passed. *(Amended 02/92,*
5 *06/97 12/98, 03/04)*

6
7 Section 5. An Active Member qualified under Article IV, Section 1 of these Bylaws may submit
8 their name to the Credentials Working Group no later than June 1st of each year as a candidate for
9 Office of President-Elect, First Vice President, Second Vice President or Treasurer, as may be
10 applicable at that time. An Active Member qualified under Article V, Section 1 (a) (6) of these
11 Bylaws may submit their name to the Credentials Working Group no later than June 1st of each
12 year as a candidate for Member Liaison. *(Amended 03/04, 06/15)*

13
14 Section 6. NAR Directors shall consist of the President, the President-Elect, the Immediate Past
15 President, and the Treasurer, in this specific order, unless such appointments would violate Article
16 IV, Section 1, Subsection R of the NAR Constitution, and based on the annual national director
17 allocation provided by the National Association of Realtors; and, chairs of NAR committees
18 recognized by NAR as Directors, and NAR Distinguished Service Award Recipients who are
19 Active Members in good standing and who will be noticed to NAR by the Association in a timely
20 manner. In the event that the appointment of NAR Directors pursuant to this Bylaw would violate
21 the NAR Constitution by failing to appoint NAR Directors from both small and mid-sized local
22 Boards, then instead of appointing the Treasurer as an NAR Director, the First President or the
23 Second Vice President, in this specific order, shall be appointed an NAR Director as necessary to
24 comply with the NAR Constitution. *(Amended 08/02, 03/04, 06/08, 06/22)*

25
26 Section 7. The selection of the NAR Regional Vice President candidate, when required, shall be
27 approved by the Board of Directors at the second or midyear Board of Directors meeting.
28 *(Amended 03/04)*

29
30 Section 8. In the event that an Officer or Director is deemed to be incapable of fulfilling the duties
31 for which elected, but will not resign from office voluntarily, the Officer or Director may be

1 removed under the following procedure: *(Amended 06/97, 03/04)*

- 2
- 3 a) A petition requiring the removal of an Officer or Director and signed by not less than
4 one-third of the voting Membership as defined in Article IX of these Bylaws, or a
5 majority of all Directors shall be filed with the President, or if the President is the
6 subject of the petition, filed with the President-Elect, and shall specifically set forth
7 the reasons the individual is deemed to be disqualified from further service.

8 *(Amended 06/97, 03/04)*

- 9
- 10 b) Upon receipt of the petition, and not less than twenty (20) days or more than forty-
11 five (45) days thereafter, a special meeting of the voting Membership shall be held,
12 and the sole business of the meeting shall be to consider the charge against the
13 Officer or Director, and to render a decision on such petition. *(Amended 06/97, 03/04)*

- 14
- 15 c) The special meeting shall be noticed to all voting Members at least ten (10) days prior
16 to the meeting, and shall be conducted by the President unless the President's
17 continued service in Office is being considered at the meeting. In such case, the
18 President-Elect shall conduct the meeting of the hearing by the Members. Provided a
19 quorum is present, a three-fourths vote of Members present and voting shall be
20 required for removal. *(Amended 06/97, 03/04)*

21

22 **ARTICLE IX**

23

24 **Voting**

25

26 Section 1. At all meetings of the Membership, voting shall be by the members of the Board of 18
27 Directors. *(Amended 02/92, 06/97, 12/23)*

28

29 Section 2. ***Prior to commencement of the voting process the Board of Directors may, by motion***
30 ***duly made and approved, use a system of ranked choice voting under which each Director***
31 ***shall rank the candidates for the position(s) in the order of the Director's preference.***
32

1 **ARTICLE X**

2
3 **Fiscal Year**

4
5 **Section 1.** The fiscal year of the Association shall be the calendar year.
6

7 **ARTICLE XI**

8
9 **Institutes, Societies and Councils**

10
11 **Section 1.** For the purpose of affording those affiliated with the Association a greater opportunity
12 for cooperation and discussion of administrative and business problems of the particular phases of
13 the real estate profession in which they are interested, the Board of Directors may enter into a
14 membership agreement with the New Hampshire State Chapters of the Institutes, Societies and
15 Councils of NAR. Such New Hampshire Chapters must, however, maintain good standing and
16 operate in accordance with the requirements of their national affiliate of NAR.
17

18 **Section 2.** The Association may provide administrative services to such recognized Chapters of
19 the Institutes, Societies and Councils as is feasible and practical, with incurred expenses duly
20 assessed to the appropriate Chapter. *(Amended 02/92, 09/93, 03/04)*
21
22

23 **ARTICLE XII**

24
25 **Code of Ethics**

26
27 **Section 1.** The Code of Ethics of NAR is adopted as the Code of Ethics of this Association and
28 shall be considered a part of its Rules and Regulations, and the Code of Ethics and the Rules and
29 Regulations of the Association shall, in the future, be deemed to be amended and changed
30 whenever said Code of Ethics is amended or changed by NAR. *(Amended 03/04)*
31

1 **ARTICLE XIII**

2

3 **Professional Standards**

4

5 A Member Board, prior to referring an ethics complaint or arbitration request for review to the
6 Association, should exhaust all efforts to impanel an impartial tribunal to conduct either the
7 original hearing or the appeal or procedural review. These efforts may include the appointment of
8 knowledgeable members of the Member Board on an ad hoc basis to serve on either a Hearing
9 Panel or on behalf of the Member Board's board of directors. If, because of notoriety, etc., the
10 Member Board cannot impanel an impartial tribunal, then (1) the Association may draw from the
11 members of the Legal Committee to form the Member Board tribunal, or (2) the Member Board
12 may refer the matter to the Association, and the Association may delegate to another Member
13 Board or a regional enforcement facility, the authority to hear the case on behalf of the Association.
14 No Member Board or regional enforcement facility, however, may be required to accept this
15 delegation of authority. If no other entity is amenable to conducting the review, the Association
16 shall be responsible for conducting the hearing. *(Amended 03/04, 06/08)*

17

18 **Section 1.** Allegations of ethical violations and contractual disputes (and specific non-contractual
19 disputes as defined in Standard of Practice 17-4) between REALTORS® and between
20 REALTORS® and their customers or clients may be submitted to an ethics or arbitration panel at
21 the Association level under the following circumstances:

22

23 (a) Allegations of unethical conduct made against a REALTOR® in the instance in which the
24 Member Board, because of size or other valid reason, determines that it cannot provide a
25 due process hearing of the matter and petitions the Association to conduct a hearing.
26 *(Amended 03/04)*

27

28 (b) Contractual disputes (and specific non-contractual disputes as defined in Standard of
29 Practice 17-4) between REALTORS® who are not members of the same Member Board
30 where the matter has been referred to the Association by both Member Boards. *(Amended*
31 *03/04)*

1
2 (c) Contractual disputes (and specific non-contractual disputes as defined in Standard of
3 Practice 17-4) between REALTOR® members of the same Member Board where the
4 Member Board with good and sufficient reason is unable to arbitrate the Controversy.
5 (Explanation: This provision is not designed to relieve a Member Board of its primary
6 responsibility to resolve differences arising between members of the Member Board. The
7 section recognizes that in some Member Boards with limited membership, usual arbitration
8 procedures may be impossible.) (*Amended 03/04, 06/15*)
9

10 (d) Contractual disputes between a customer or a client and a REALTOR® where the Member
11 Board with good and sufficient reason is unable to arbitrate the dispute. (*Amended 03/04,*
12 *06/15*)
13

14 (e) Controversies between REALTOR® members and other REALTORS®, who are not
15 members of the same State Association, shall be submitted to Interstate Arbitration if the
16 REALTORS® are members of the State Associations that are signatories to the same
17 Interstate Arbitration Agreement and said agreement is consistent with the appropriate
18 State statutes. (*Amended 06/05, 06/15*).
19

20 Section 2. Professional Standards hearings and the organization and procedures incident thereto
21 shall be governed by the Code of Ethics and Arbitration Manual of the Association, as from time
22 to time amended, which by this reference is made a part of these Bylaws. (*Amended 03/04*)
23

24 Section 3. If a Board Member (as defined in Article II, Section 3, of these Bylaws) or other
25 Member, who is a REALTOR® member, resigns from the Member Board or otherwise causes
26 membership to terminate with an ethics complaint pending, the board of directors of that Member
27 Board may condition the right of the resigning Member to reapply for membership upon the
28 applicant's certification that he/she will submit to the pending ethics proceeding and will abide by
29 the decision of the hearing panel. (*Amended 03/04, 06/15*)
30

31 (a) If a Board Member (as defined in Article II, Section 3, of these bylaws) or other Member,

1 who is a REALTOR® member, resigns or otherwise causes membership to terminate, the
2 duty to submit to arbitration continues in effect even after membership lapses or is
3 terminated, provided that the dispute arose while the former member was a REALTOR®.
4

5 ARTICLE XIV

6 Use of the Terms REALTOR® or REALTORS®

7
8
9 Section 1. Use of the terms REALTOR® or REALTORS® by Members shall, at all times, be
10 subject to the provisions of the Constitution and Bylaws of NAR and to the Rules and Regulations
11 prescribed by the NAR board of directors. The Association shall have authority to control, jointly
12 and in full cooperation with NAR, use of the terms within those areas of the State of New
13 Hampshire not within the jurisdiction of a Member Board. Any misuse of the terms by Members
14 is a violation of a membership duty and may subject Members to disciplinary action by the Board
15 of Directors after a hearing as provided for in the Association's Code of Ethics and Arbitration
16 Manual. *(Amended 03/04, 06/08)*
17

18 Section 2. Members of the Association who are REALTOR® members shall have the privilege
19 of using the terms REALTOR® and REALTORS® in connection with their business so long as
20 they remain REALTOR® members in good standing. No other class of members shall have this
21 privilege. *(Amended 06/15)*
22

23 Section 3. A Member who is a REALTOR® member, and who is a principal of a real estate firm,
24 partnership or corporation, may use the terms REALTOR® or REALTORS® only if all the
25 principals of such a firm, partnership or corporation who are actively engaged in the real estate
26 profession within the state or a state contiguous thereto are REALTOR® members or Institute
27 Affiliate Members. *(Amended 06/15)*
28

29 Section 4. An Institute Affiliate Member shall not use the terms REALTOR® or REALTORS®
30 and shall not use the imprint of the emblem seal of NAR.
31
32

1 **ARTICLE XV**

2
3 **New England REALTORS® Committee**

4
5 **Section 1.** The Association shall be a member of the New England REALTORS® Committee,
6 hereinafter referred to as NERC. The Association's participation in NERC shall be governed by
7 the policies and procedures adopted, and from time to time amended, by NERC. The following
8 shall represent the Association as members of NERC: (a) President, (b) President-Elect, (c)
9 Immediate Past President, and (d) Chief Executive Officer. (*Amended 03/04, 06/08, 06/15, 08/19*)

10
11 **ARTICLE XVI**

12
13 **Harassment**

14
15 **Section 1.** Any Member of the Association may be reprimanded, placed on probation, suspended
16 or expelled for harassment of an Association employee or Association Director after an
17 investigation in accordance with the procedures of the Association. As used in this Section,
18 harassment means any verbal or physical conduct including threatening or obscene language,
19 unwelcome sexual advances, stalking, actions including strikes, shoves, kicks, or other similar
20 physical contact, or threats to do the same, or any other conduct with the purpose or effect of
21 unreasonably interfering with an individual's work performance by creating a hostile, intimidating
22 or offensive work environment. The decision of the appropriate disciplinary action to be taken
23 shall be made by the investigatory team comprised of the President, President-Elect and one
24 member of the Board of Directors selected by the highest ranking officer not named in the
25 complaint, upon consultation with counsel for the Association. Disciplinary action may include
26 any sanction authorized in the Association's Code of Ethics and Arbitration Manual. If the
27 complaint involves the President or President-Elect, they may not participate in the proceedings
28 and shall be replaced by the Immediate Past President or, alternatively, by another member of the
29 Board of Directors selected by the highest-ranking officer not named in the complaint. (*Amended*
30 *03/04, 06/09*)

31

1 **ARTICLE XVII**

2

3 **Rules of Order**

4

5 **Section 1.** Robert's Rules of Order, latest edition, shall be recognized as the authority governing

6 all meetings and conferences when not in conflict with the Bylaws of the Association.

7

8 **ARTICLE XVIII**

9 **Amendments**

10

11 **Section 1.** These Bylaws may be amended by a majority vote of the Members present and qualified

12 to vote at any meeting at which a quorum is present, provided the substance of such proposed

13 amendment or amendments shall be plainly stated in the call for the meeting, except that the Board

14 of Directors may, at any regular or special meeting of the Board of Directors at which a quorum is

15 present, approve amendments to the Bylaws which are mandated by NAR policy. (*Amended*

16 *02/92*)

17

18 **Section 2.** Amendments to these Bylaws affecting the admission or qualifications of Active

19 Members and Institute Affiliate Members, the use of the terms, REALTOR® or REALTORS® or

20 any alteration in the territorial jurisdiction of a Member Board shall become effective upon the

21 approval of the Board of Directors of NAR. (*Amended 03/04*)

22

23 **ARTICLE XIX**

24 **Dissolution**

25

26 **Section 1.** Upon the dissolution or winding up of affairs of this Association, the Board of Directors,

27 after providing for the payment of all obligations, shall distribute any remaining assets to NAR or,

28 within its discretion, to any other nonprofit, tax exempt organization. (*Amended 03/04*)