



REALTORS®

BYLAWS

Revised: May 2026

Article I – Name

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6 Section 1. Name

7 The name of this organization shall be the Mainstreet Organization of REALTORS®, also
8 known (doing business) as Mainstreet REALTORS®, and hereafter referred to as the
9 “association.”

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11 Section 2. REALTORS®

12 Inclusion and retention of the term REALTORS® in the name of the association shall be
13 governed by the Constitution and Bylaws of the National Association of REALTORS® as
14 from time to time amended.

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16 **Article II – Objectives**

17 The objectives of the association are:

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19 Section 1.

20 To unite those engaged in the recognized branches of the real estate profession for the
21 purpose of exerting a beneficial influence upon the profession and related interests.

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23 Section 2.

24 To promote and maintain high standards of conduct in the real estate profession as
25 expressed in the Code of Ethics of the National Association of REALTORS® and the
26 association Code of Conduct.

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28 Section 3.

29 To provide a unified medium for real estate owners and those engaged in the real estate
30 profession whereby their interests may be safeguarded and advanced.

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32 Section 4.

33 To further the interest of home and other real property ownership.

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35 Section 5.

36 To ensure that real estate services are not denied to any individual because of age, race,
37 color, religion, sex, ancestry, marital status, physical or mental handicap, familial status,
38 national origin, sexual orientation, military status, dishonorable discharge from the
39 military service or any other class protected by the Illinois Human Rights Act.

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Section 6.

To ensure strict compliance by federal, state and local governments or their agencies, with the Constitution of the United States and the Illinois State Constitution in real estate matters.

Section 7.

To protect, secure and vindicate through petition and, if necessary, litigation, the rights of owners, occupants or other users of real estate and real estate professionals, secured by the Constitution of the United States and the Illinois State Constitution.

Section 8.

To unite those engaged in the real estate profession with Illinois REALTORS® and the National Association of REALTORS®, thereby furthering their own objectives throughout the state and the nation and obtaining the benefits and privileges of membership therein.

To extend benefits, services and privileges to non-REALTOR subscribers locally to advance their careers in the real estate profession.

Section 9.

To designate, for the benefit of the public, individuals authorized to use the terms REALTOR® and REALTORS® as licensed, prescribed and controlled by the National Association of REALTORS®.

Article III - Jurisdiction

Section 1. Territorial Jurisdiction:

The territorial jurisdiction of the association as a member of the National Association of REALTORS® shall include the following areas:

All of the County of DuPage plus that area in Cook County contiguous to DuPage County and bounded as follows: **ON THE NORTH:** all of Leyden Township in Cook County except that portion of Park Ridge in Leyden Township and except O'Hare International Airport and that part of the City of Chicago leading thereto, but including Elmwood Park, River Grove, Franklin park, Schiller Park, and Northlake Village. **ON THE EAST:** south along the Des Plaines River beginning at North Avenue to the north side of Cermak Road; west along Cermak Road to the west side of 19th Avenue, then to the south boundary of Broadview, Illinois; west to the Indiana Harbor Belt Railroad; south along the Indiana Harbor Belt Railroad to 26th Street; then east to Harlem Avenue; south along Harlem Avenue to Ogden Avenue; west on Ogden Avenue to Custer Avenue; south on Custer Avenue to 47th Street; east on 47th Street to 1st Avenue; south on 1st Avenue to the Illinois and Michigan Canal. **ON THE SOUTH:** west along the Illinois and Michigan Canal to Cook-DuPage County line, including the villages of Riverside, Brookfield, LaGrange, LaGrange Park, Western Springs, Countryside, LaGrange Highland, and lands south of these villages to the Illinois and Michigan Canal.

85 Where the Cal-Sag Canal meets the Will County Line; South on the Will County Line to the
86 East jog (135th Street); East on 135th Street to South jog (Will/Cook Road); South on
87 Will/Cook Road to 183rd Street to Harlem Avenue; South on Harlem Avenue to Interstate
88 80; South on the Will County Line and proceeding in a straight line South to the Will
89 County/Kankakee County Line; East to the Illinois/Indiana State Line; North along said
90 Line to 138th Street; West on 138th Street to Indiana Street; North on Indiana Street to
91 Little Calumet River; Then, in a West by Northwesterly direction along the Little Calumet
92 River to Morgan Street; North on Morgan Street to 127th Street; East on 127th Street to
93 Halsted; North on Halsted Street to Chicago Limits (123rd Street); West on 123rd Street
94 to Ashland; North on Ashland to 119th Street to Sacramento; North on Sacramento to 115th
95 Street; West on 115th Street to Crawford Avenue; North on Crawford Avenue to 103rd
96 Street; East on 103rd Street to California Avenue; North on California Avenue to 99th
97 Street; East on 99th Street to Western Avenue; North on Western Avenue to 87th Street;
98 West on 87th Street to Cicero Avenue; North on Cicero Avenue to 79th Street; West on
99 79th Street to Cal-Sag Canal; Southwesterly along Cal-Sag Canal to Will County Line, point
100 of beginning. To include Communities of Evergreen Park, Hometown, Bridgeview, Justice,
101 Lemont, Orland Park, Tinley Park, Matteson, Beecher, Sauk Village, Lynwood, Lansing,
102 Calumet City and Burnham. Worth Township (Except Chicago); Calumet Township (Except
103 Chicago); Thornton Township in Blue Island; and Orland, Bremen, and Palos Townships –
104 All in Cook County.

105
106 Townships included in the Will Country area included in those boundaries are Will, Monee,
107 Crete, and Washington, excluding the portion of the town of Peotone which lies in the
108 Township of Will (in the Will County area); and also, city limits of Calumet City and
109 Burnham.

110
111 The territorial jurisdiction of the association as a Member association of the National
112 Association of REALTORS® shall include all of Schaumburg Township; all of Palatine
113 Township except that part lying within the boundary of Barrington High School District
114 No. 224 as of November, 1968; all of Wheeling Township lying West of the Des Plaines
115 River; all of Elk Grove Township; all of Maine Township excluding that part within the City
116 of Chicago and also excluding that part of Maine Township East of Milwaukee Avenue and
117 North of Dempster Street; all of the City of Park Ridge; all in Cook County, Illinois.

118
119 And all of Lake County, Illinois; except the specific cities of Highland Park, Highwood, Lake
120 Forest, Deerfield and all of Cuba Township and that part of Ela Township and Vernon
121 Township lying South of Cuba Road and West of State Route 83.

122
123 Within the Territorial jurisdiction as defined above, association reserves the right and
124 duty to control the use of the terms REALTOR® and REALTORS®, subject to the
125 conditions set forth in these Bylaws and those of the National Association of
126 REALTORS®, in return for which the association agrees to protect and safeguard the
127 property rights of the national association in the terms.

128
129 **Article IV – Membership or Subscribership**

130 There shall be eleven (11) classes of members or subscribers as follows:

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132 Section 1. REALTOR® Members

133 REALTOR® Members, whether primary or secondary, shall be:

134 (A) Individuals who, as sole proprietors, partners, corporate officers, or branch office
135 managers, are appropriately licensed and engaged actively in the real estate profession,
136 including buying, selling, exchanging, renting or leasing, managing, appraising for others
137 for compensation, counseling, building, developing or subdividing real estate, and who
138 maintain or are associated with an established real estate office. All persons who are
139 partners in a partnership, or all officers in a corporation who are actively engaged in the
140 real estate profession shall qualify for REALTOR® membership only, and each is required
141 to hold REALTOR® membership (except as provided in the following paragraph) in an
142 association of REALTORS®, unless otherwise qualified for Institute Affiliate membership
143 as described in Section 3 of Article IV.

144 In the case of a real estate firm, partnership, or corporation, whose business activity is
145 substantially all commercial, only those principals actively engaged in the real estate
146 business in connection with the same office, or any other offices within the jurisdiction
147 of the association in which one of the firm's principals holds REALTOR® membership,
148 shall be required to hold REALTOR® membership unless otherwise qualified for Institute
149 Affiliate membership as described in Section 3 of Article IV.

150

151 Individuals who are engaged in the real estate profession other than as sole proprietors,
152 partners, corporate officers, or branch office managers and are associated with a
153 REALTOR® member and meet the qualifications.

154 (B) Individuals licensed by the State of Illinois who are engaged in the real estate
155 profession other than as principal, partner, corporate officer or branch office manager, and
156 as such are associated with a REALTOR® Member and meet the qualifications set out in
157 Article V.

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159 (C) Corporate officers (who may be licensed or unlicensed) of a real estate brokerage
160 franchise organization with at least one hundred fifty (150) franchisees located within
161 the United States, its insular possessions and the commonwealth of Puerto Rico, elected
162 to membership pursuant to the provisions in the NAR Constitution and Bylaws. Such
163 individuals shall enjoy all of the rights, privileges, and obligations of REALTOR®
164 membership (including compliance with the Code of Ethics) except: obligations related
165 to association-mandated education, meeting attendance, or indoctrination classes or
166 other similar requirements; the right to use the term REALTOR® in connection with their
167 franchise organization's name; and the right to hold elective office in the local
168 association, state association, and national association.

169

170 (D) Primary and secondary REALTOR® Members. An individual is a primary member if
171 the association pays state and National dues based on such member. An individual is a
172 secondary member if state and National dues are remitted through another association.

173 One of the principals in a real estate firm must be a designated REALTOR® member of the
174 association in order for licensees affiliated with the firm to select the association as their
175 “primary” association.

176
177 (E) Designated REALTOR® Members. Each firm (or office in the case of firms with
178 multiple office locations) shall designate in writing one REALTOR® member who shall be
179 responsible for all duties and obligations of membership, including the obligation to
180 arbitrate (or to mediate if required by the association) pursuant to Article 17 of the Code
181 of Ethics and the payment of association dues. The “Designated REALTOR®” must be a
182 sole proprietor, partner, corporate officer, or branch office manager acting on behalf of
183 the firm's principal(s), and must meet all other qualifications for REALTOR® membership
184 established in Article V, Section 2, of the Bylaws.

185 Section 2. Non-REALTOR Subscribers:

186 (A) Connect+ Subscribers shall be:

187 1) Individuals who, as sole proprietors, partners, corporate officers, or branch office
188 managers, are appropriately licensed and engaged actively in the real estate profession,
189 including buying, selling, exchanging, renting or leasing, managing, appraising for others
190 for compensation, counseling, building, developing or subdividing real estate, and who
191 maintain or are associated with an established real estate office. All persons who are
192 partners in a partnership, or all officers in a corporation who are actively engaged in the
193 real estate profession shall qualify for Connect+ subscribership.

194 Individuals who are engaged in the real estate profession other than as sole proprietors,
195 partners, corporate officers, or branch office managers and are associated with a
196 Connect+ subscriber and meet the qualifications.

197 2) Individuals licensed by the State of Illinois who are engaged in the real estate
198 profession other than a principal, partner, corporate officer or branch office manager,
199 and as such as associated with a Connect+ Subscriber.

200 3) Primary and secondary Connect+ Subscribers. An individual is a primary subscriber
201 if the association accepts local dues based on such subscriber. An individual is a secondary
202 subscriber if they choose to maintain primary subscribership, but affiliate with another
203 local association. One of the principals in a real estate firm must be a designated
204 subscriber of the association in order for licensees affiliated with the firm to select the
205 association as their “primary” association.

206 4) Connect+ Designated Subscribers. Each firm (or office in the case of firms with
207 multiple office locations) shall designate in writing one Connect+ Subscriber who shall
208 be responsible for all duties and obligations of subscribership, including the obligation
209 to arbitrate (or to mediate if required by the association) pursuant to Principal 10 of the
210 Code of Conduct and the payment of association subscriptions. The “Designated
211 Connect+ Subscriber” must be a sole proprietor, partner, corporate officer, or branch
212 office manager acting on behalf of the firm's principal(s).

213

214 B) PLN Subscribers shall be:

215 1) Individuals who, as sole proprietors, partners, corporate officers, or branch office
216 managers, are appropriately licensed and engaged actively in the real estate profession,
217 including buying, selling, exchanging, renting or leasing, managing, appraising for others
218 for compensation, counseling, building, developing or subdividing real estate, and who
219 maintain or are associated with an established real estate office. All persons who are
220 partners in a partnership, or all officers in a corporation who are actively engaged in the
221 real estate profession shall qualify for PLN subscribership.

222 Individuals who are engaged in the real estate profession other than as sole proprietors,
223 partners, corporate officers, or branch office managers and are associated with a PLN
224 subscriber and meet the qualifications.

225 2) Individuals licensed by the State of Illinois who are engaged in the real estate
226 profession other than a principal, partner, corporate officer or branch office manager,
227 and as such as associated with a PLN Subscriber.

228 3) PLN Designated Subscribers. Each firm (or office in the case of firms with multiple
229 office locations) shall designate in writing one PLN subscriber who shall be responsible
230 for all duties and obligations of subscribership, including the obligation to arbitrate (or
231 to mediate if required by the association) pursuant to Principal 10 of the Code of Conduct
232 and the payment of association subscriptions. The “Designated PLN Subscribers” must
233 be a sole proprietor, partner, corporate officer, or branch office manager acting on behalf
234 of the firm's principal(s).

235 Section 3. Institute Affiliate Members:

236 Institute Affiliate members shall be individuals who hold a professional designation
237 awarded by an Institute, Society, or Council affiliated with the National Association of
238 REALTORS® that addresses a specialty area other than residential brokerage or
239 individuals who otherwise hold a class of membership in such Institute, Society or Council
240 that confers the right to hold office. Any such individual, if otherwise eligible, may elect to
241 hold REALTOR® or REALTOR-ASSOCIATE® membership, subject to payment of applicable
242 dues for such membership.

243 Section 4. Affiliate Members

244 Affiliate Members shall be real estate owners and other individuals or firms who, while not
245 engaged in the real estate profession, have interests requiring information concerning real
246 estate and are in sympathy with the objectives of the association. (They shall not be
247 eligible to vote or hold elective office in this association.)
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249 Section 5. International Subscribers

250 International Subscribers shall be individuals who are engaged in the real estate
251 profession who practice real estate in another country but are not affiliated with an
252 established real estate office in the State of Illinois, have interests requiring information
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254 concerning real estate and are in sympathy of the objectives of the association. (They
255 shall not be eligible to vote or hold elective office in this association.)

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257 Section 6. Public Service Members

258 Public Service Members shall be individuals who are interested in the real estate
259 profession as salaried employees of educational, public utility, governmental or other
260 similar organizations, but are not engaged in the real estate profession on their own
261 account or in association with an established real estate business. (They shall not be
262 eligible to vote or hold elective office in this association.)

263

264 Section 7. Honorary Members

265 Honorary Members shall be individuals who have performed notable service for the real
266 estate profession, for the association and for the public; and whose honorary membership
267 has been approved by a vote of the Board of Directors. Honorary Members shall also
268 include any past president who has been with the association for at least 20 years.
269 Honorary Members do not pay local dues.

270

271 Eligible Honorary Members who choose non-REALTOR subscribership after performance
272 of notable service will not receive this benefit.

273

274 Section 8. REALTORS® Emeritus

275 A REALTOR® Member who has achieved 40 cumulative years of membership as a
276 REALTOR® and/or REALTOR ASSOCIATE® in the national association, and this
277 association or another association/Board/Organization, along with one (1) year of service
278 at the national level, including roles such as: committee member, officer or director,
279 Federal Political Coordinator, Global Ambassador or Global Coordinator to a country with
280 an NAR bilateral partnership is entitled to membership classification as a “REALTOR®
281 Emeritus,” subject to approval by the Board of Directors of the National Association of
282 REALTORS®.

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284 Eligible REALTOR Members who elect non-REALTOR subscribership will not accrue credit
285 toward REALTOR Emeritus eligibility during the period of non-REALTOR subscribership.

286

287 Section 9. Honorary Life Members

288 Any Past President or other REALTOR® Member who is no longer actively engaged in the
289 field of real estate and who has been proposed and approved by two thirds of the Board of
290 Directors shall be an Honorary Life Member. Honorary Life Members shall have the
291 privileges and rights of REALTOR® Members.

292

293 Eligible Honorary Life Members who choose non-REALTOR subscribership may not
294 receive this benefit.

295

296 Section 10. Distinguished Members

297 The Distinguished Membership category will be a tool to show appreciation for those
298 members who have served the association for 25 years or longer and who are leaving the

299 real estate field but want to remain a part of the association.

300

301 Section 11. Student Members

302 Individuals who are enrolled as students in a post-secondary educational institution, have
303 an interest in real estate issues, including brokerage, land use, finance, investment and
304 property rights, are at least 18 years of age and who do not hold a real estate or appraisal
305 license or certification from any state shall be eligible for Student Membership in the
306 national association. Upon approval of their membership by the Board of Directors,
307 Student Members shall have such privileges, duties and rights of membership, as outlined
308 below:

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310 Tier 1: Board Member Only – Any student as outlined above can join the association as a
311 Student Member, and shall pay the local association dues. The Student Member shall have
312 access to the association’s website, weekly e-mails and event/CE schedules. They are not
313 entitled to MLS privileges, vote hold office or use the terms REALTOR® or REALTOR-
314 ASSOCIATE®.

315

316 Tier 2: MLS Access - A Student Member will only have access to MRED as an “Unlicensed
317 Assistant” if the student is working for a REALTOR® Office. The D.R. of the Office shall pay
318 for the amount required for an “Unlicensed Assistant.” An Unlicensed Personal Assistant
319 has the ability to add or change listing contacts, CMA searches, etc. The Student Member
320 shall not be entitled to vote, hold office or use the terms REALTOR® or REALTOR-
321 ASSOCIATE®.

322

323 Section 12. Voting and Elected Office

324 REALTOR® members, whether primary or secondary, in good standing are entitled to vote
325 and to hold elective office in the association, and may use the term REALTOR®. For
326 purposes of this section, the term “good standing” means the member satisfies the
327 “Obligations of REALTOR® Members,” is current with all financial and disciplinary
328 obligations to the association and MLS, has completed any new member requirements,
329 and complies with NAR’s trademark rules.

330

331 Non-REALTOR Subscribers are not entitled to vote or to hold elective office in the
332 association.

333

334 Section 13. Obligations of Members and Subscribers

335 It shall be the duty and responsibility of every member or subscriber of this association to
336 safeguard and promote the standards, interests and welfare of the association and the real
337 estate profession ... and to protect against conduct that may cause a lack of public
338 confidence in the real estate profession or in REALTORS®. REALTOR® members also must
339 abide by the governing documents and policies of the association, the state association
340 and the National Association of REALTORS®, as well as the Code of Ethics of the National
341 Association of REALTORS®, including the duty to arbitrate controversies arising out of
342 real estate transactions as specified by Article 17 of the Code of Ethics, and in accordance
343 with the procedures set forth in the *Code of Ethics and Arbitration Manual*.

344

345 Non-REALTOR® subscribers also must abide by the governing documents and policies of
346 the association as well as the association’s Code of Conduct, including the duty to arbitrate
347 controversies arising out of real estate transactions as specified by Principal 10 of the
348 Code of Conduct, and in accordance with the procedures set forth in the *Code of Ethics and*
349 *Arbitration Manual*.

350
351 Every member and subscriber shall maintain a high level of integrity and adhere to the
352 association’s membership or subscription criteria. Any violent act or threat of violence to
353 person or property, hateful conduct or acts of moral turpitude impacting the public shall
354 not be tolerated and may be cause for disciplinary action, up to and including termination
355 of membership or subscription.

356 **Article V - Qualification and Election**

357 Section 1. Application

358 An application for membership or subscription shall be made in such manner and form as
359 may be prescribed by the Board of Directors and made available to anyone requesting it.
360 The application form shall contain among the statements to be signed by the applicant
361 that applicant agrees as a condition of membership or subscribership to become
362 thoroughly familiar with any Constitution, Bylaws, Rules and Regulations or related
363 policies of the association in effect now or in the future, and whenever applicable, of Illinois
364 REALTORS and the National Association of REALTORS, as amended from time to time.

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366 Applicants for REALTOR Membership shall additionally agree to become thoroughly
367 familiar with and abide by the Code of Ethics of the National Association of REALTORS®,
368 including the obligation to arbitrate controversies arising out of real estate transactions
369 as specified by Article 17 of the Code of Ethics and as further specified in the *Code of Ethics*
370 *and Arbitration Manual* of the National Association of REALTORS®, as amended from time
371 to time.

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373 Applicants for non-REALTOR Subscriptions shall agree to become thoroughly familiar
374 with and abide by any applicable Code of Conduct, including any obligation to arbitrate as
375 established by the association’s bylaws, rules and regulations and policies, as amended
376 from time to time.

377
378 The applicant shall, with the form of application, have access to a copy of the Bylaws,
379 Constitution, Rules and Regulations, Code of Ethics, Code of Conduct and other governing
380 documents referenced above.

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382
383 Section 2. Qualification

384 (A) An applicant for REALTOR® Membership shall supply satisfactory evidence as
385 follows:

386 1. If a principal, partner, corporate officer or branch office manager, written evidence
387 that he or she is actively engaged in the real estate business, that he maintains a current
388 valid real estate license or is licensed or certified by an appropriate state regulatory

389 agency to engage in the appraisal of real property.

390 2. If an individual other than a principal, partner, corporate officer or branch office
391 manager, a written application affirming that he is associated either as an employee or as
392 an independent contractor with a REALTOR® Member who maintains an established real
393 estate business.

394 (B) An applicant for Non-REALTOR® Subscribership shall supply satisfactory evidence
395 as follows:

396 1. If a principal, partner, corporate officer or branch office manager, written evidence
397 that he or she is actively engaged in the real estate business, that he maintains a current
398 valid real estate license or is licensed or certified by an appropriate state regulatory
399 agency to engage in the appraisal of real property.

400 2. If an individual other than a principal, partner, corporate officer or branch office
401 manager, a written application affirming that he is associated either as an employee or as
402 an independent contractor with a Non-REALTOR® subscriber who maintains an
403 established real estate business.

404 (C) REALTOR Members shall complete a course of instruction covering the Bylaws and
405 Rules and Regulations of the association, the Bylaws of the Illinois REALTORS® and the
406 Constitution, Bylaws and Code of Ethics of the National Association of REALTORS®.
407 Failure to satisfy this requirement within 90 days of the date that membership was
408 granted, will result in termination of membership.

409 (D) Non-REALTOR Subscribers shall complete a course of instruction covering the
410 Bylaws and Rules and Regulations of the association and the Code of Conduct. Failure to
411 satisfy this requirement within 90 days of the date that subscription was granted will
412 result in termination of subscription.

413 (E) Applicants for membership as Affiliate Members, Public Service Members,
414 Honorary Members, Student Members, REALTORS® Emeritus and Honorary Life Members
415 shall meet such requirements and follow such procedures as are defined in Article IV and
416 further implemented as necessary by the Board of Directors.

417 Section 3. Election

418 The procedure for election to membership or subscribership shall be as follows:

419 (A) The chief staff executive (or duly authorized designee) shall determine whether the
420 applicant is applying for the appropriate class of membership or subscription. If the
421 association has adopted provisional membership, applicants for REALTOR® membership
422 may be granted provisional membership immediately upon submission of a completed
423 application form and remittance of applicable association dues and any application fee.
424 Provisional members shall be considered REALTORS® and shall be subject to all of the
425 same privileges and obligations of membership. Provisional membership is granted
426 subject to final review of the application by the Board of Directors.

427 (B) If the Board of Directors determines that the individual does not meet all of the
428 qualifications for membership or subscribership as established in the association's Bylaws
429 or, if the individual does not satisfy all of the requirements of membership or
430 subscribership (for example, completion of a mandatory orientation program) within 90

431 days from the association's receipt of their application, membership or subscribership
432 may, at the discretion of the Board of Directors, be terminated. In such instances, dues
433 shall be returned to the individual less a prorated amount to cover the number of days that
434 the individual received association services and any application fee. The Board of
435 Directors shall vote on the applicant's eligibility for membership or subscribership. If the
436 applicant receives a majority vote of the Board of Directors, ~~he/she~~ such applicant shall
437 be declared elected to membership or subscribership and shall be advised by written
438 notice.

439 (C) The Board of Directors may not reject an application without providing the
440 applicant with advance notice of the findings, an opportunity to appear before the Board
441 of Directors, to call witnesses, to be represented by counsel and to make such statements
442 as may be relevant. The Board of Directors may also have counsel present. The Board of
443 Directors shall require that written minutes be made of any hearing before it or may
444 electronically or mechanically record the proceedings.

445 (D) If the Board of Directors determines that the application should be rejected, it shall
446 record its reasons with the chief staff executive (or duly authorized designee). If the Board
447 of Directors believes that denial of membership or subscribership to the applicant may
448 become the basis of litigation and a claim of damage by the applicant, it may specify that
449 denial shall become effective upon entry in a lawsuit by the association for a declaratory
450 judgment by a court of competent jurisdiction of a final judgment declaring that the
451 rejection violates no rights of the applicant.

452 Section 4. Ethics Training:

453 (A) **New Member Code of Ethics Orientation.** Applicants for REALTOR® membership
454 and provisional REALTOR® members (where applicable) shall complete an orientation
455 program on the Code of Ethics of not less than two (2) hours and thirty (30) minutes of
456 instructional time. This requirement does not apply to applicants for REALTOR®
457 membership or provisional members who have completed comparable orientation in
458 another association, provided that REALTOR® membership has been continuous, or that
459 any break in membership is for one (1) year or less.

460
461 Failure to satisfy this requirement within 90 days of the date of application (or,
462 alternatively, the date that provisional membership was granted), will result in denial of
463 the membership application or termination of provisional membership.

464
465 (B) **New Subscriber Code of Conduct Orientation.** Applicants for Non-REALTOR®
466 subscribership shall complete an orientation program on the Code of Conduct of not less
467 than two (2) hours and thirty (30) minutes of instructional time. This requirement shall
468 not apply to applicants for subscribership who have completed comparable orientation
469 in another association, provided that such subscribership has been continuous.

470
471 Failure to satisfy this requirement within 90 days of the date of application (or,
472 alternatively, the date that provisional subscribership was granted), will result in denial
473 of the subscribership application or termination of provisional subscribership.

474

475 (C) **Continuing REALTOR® Code of Ethics Training.** Effective January 1, 2019, through
476 December 31, 2021 and for successive three year periods thereafter, each REALTOR®
477 member of the association (with the exception of REALTOR® members granted
478 REALTOR® Emeritus status by the National association) shall be required to complete
479 ethics training of not less than two (2) hours and thirty (30) minutes of instructional time.
480 This requirement will be satisfied upon presentation of documentation that the member
481 has completed a course of instruction conducted by this or another REALTOR®
482 association, Illinois REALTORS® or the National Association of REALTORS®, which
483 meets the learning objectives and minimum criteria established by the National
484 Association of REALTORS® from time to time. REALTOR® members who have completed
485 training as a requirement of membership in another association and REALTOR®
486 members who have completed the New Member Code of Ethics Orientation during any
487 three-year cycle shall not be required to complete additional ethics training until a new
488 three-year cycle commences.

489

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

496

497 (D) **Continuing Non-REALTOR® Code of Conduct Training.** Effective May 28, 2026,
498 and for successive three-year periods thereafter, each Non-REALTOR® subscriber
499 (other than a PLN Subscriber) of the association shall be required to complete code of
500 conduct training of not less than two (2) hours and thirty (30) minutes of instructional
501 time. This requirement will be satisfied upon presentation of documentation that the
502 subscriber has completed a course of instruction conducted by this or another
503 REALTOR® association within Midwest Real Estate Data, LLC's (MRED) jurisdiction,
504 which meets the learning objectives and minimum criteria established by Mainstreet
505 REALTORS® from time to time. Non-REALTOR® subscribers who have completed
506 training as a requirement of subscribership in another association and Non-REALTOR®
507 subscribers who have completed the New Subscriber Code of Conduct Orientation
508 during any three-year cycle shall not be required to complete additional ethics training
509 until a new three-year cycle commences.

510

511 Failure to satisfy the required periodic code of conduct training shall be considered a
512 violation of these Bylaws. Failure to meet the requirement in any three-year cycle will
513 result in suspension of subscribership for the first two months (January and February)
514 of the year following the end of any three-year cycle or until the requirement is met,
515 whichever occurs sooner. On March 1 of that year, the subscribership of a subscriber who
516 is still suspended as of that date will be automatically terminated.

517

518 (E) **New Member or Subscriber Fair Housing Orientation.** All applicants for

519 memberships, subscriptions and provisional REALTOR® members (where applicable)
520 shall complete Fair Housing training of not less than two (2) hours of instructional time.
521 This requirement will be satisfied upon presentation of documentation that the member
522 or subscriber has completed a course of instruction conducted by this or another
523 REALTOR® association, Illinois REALTORS®, the National Association of REALTORS® or
524 the Institutes, Societies and Councils, which meets the learning objectives and minimum
525 criteria established by the National Association of REALTORS® or Mainstreet
526 REALTORS from time to time. Fair Housing training approved by a state licensing
527 authority for an existing Fair Housing requirement to gain or maintain licensure shall
528 also fulfill this requirement, provided it also meets the learning objectives and minimum
529 criteria established by the National Association of REALTORS® or Mainstreet
530 REALTORS from time to time. This requirement does not apply to applicants for
531 REALTOR® membership, subscribership or provisional members who have completed
532 comparable orientation in another association, provided that membership or
533 subscribership has been continuous, or that any break in membership or subscribership
534 is for one (1) year or less.

535
536 Failure to satisfy this requirement within 90 days of the date of application (or,
537 alternatively, the date that provisional membership or subscribership was granted), will
538 result in denial of the membership or subscribership application or termination of
539 provisional membership.

540
541 (F) **Continuing Fair Housing Training.** Effective January 1, 2025, through December
542 31, 2027 and for successive three-year periods thereafter, each REALTOR® member and
543 Non-REALTOR Subscribers (other than a PLN Subscriber) of the association (with the
544 exception of REALTOR® members granted REALTOR® Emeritus status by the national
545 association) shall be required to complete Fair Housing training of not less than two (2)
546 hours of instructional time. This requirement will be satisfied upon presentation of
547 documentation that the member or subscriber has completed a course of instruction
548 conducted by this or another REALTOR® association, Illinois REALTORS®, the National
549 Association of REALTORS®, or the Institutes, Societies and Councils, which meets the
550 learning objectives and minimum criteria established by the National Association of
551 REALTORS® or Mainstreet REALTORS from time to time. Fair Housing training approved
552 by a state licensing authority for an existing Fair Housing requirement to maintain
553 licensure shall also fulfill this requirement, provided it also meets the learning objectives
554 and minimum criteria established by the National Association of REALTORS® or
555 Mainstreet REALTORS from time to time. REALTOR® members or Non-REALTOR
556 Subscribers who have completed Fair Housing training as a requirement of membership
557 or subscribership in another association shall not be required to complete additional Fair
558 Housing training until a new three-year cycle commences.

559
560 Failure to satisfy the required periodic Fair Housing training shall be considered a
561 violation of these Bylaws. Failure to meet the requirement in any three-year cycle will
562 result in suspension of membership or subscribership for the first two months (January
563 and February) of the year following the end of any three-year cycle or until the

564 requirement is met, whichever occurs sooner. On March 1 of that year, the membership
565 or subscribership of a member or subscriber who is still suspended as of that date will be
566 automatically terminated.

567

568 (G) **Discipline of REALTOR® Members.** Any REALTOR® member of the association
569 may be disciplined by the Board of Directors for violations of the Code of Ethics or other
570 duties of membership, after a hearing as described in the *Code of Ethics and Arbitration*
571 *Manual* of the association, provided that the discipline imposed is consistent with the
572 discipline authorized by the Professional Standards Committee of the National
573 Association of REALTORS® as set forth in the *Code of Ethics and Arbitration Manual* of
574 the National Association of REALTORS.

575

576 (H) **Discipline of Non-REALTOR® Subscribers.** Any Non-REALTOR® subscriber of the
577 association may be disciplined by the Board of Directors for violations of the Code of
578 Conduct or other duties of subscription, after a hearing conducted in accordance with
579 the *Code of Ethics and Arbitration Manual* of the association, provided that the discipline
580 imposed is consistent with the discipline as set forth in the *Code of Ethics and Arbitration*
581 *Manual* of the National Association of REALTORS.

582

583 (I) **Enforcement of the Code of Ethics.** The responsibility of the association and of
584 association members relating to the enforcement of the Code of Ethics, the disciplining
585 of members, and the arbitration of disputes, and the organization and procedures
586 incident thereto, shall be governed by the *Code of Ethics and Arbitration Manual* of the
587 National Association of REALTORS®, as amended from time to time, which is by this
588 reference incorporated into these Bylaws, provided, however, that in the event of any
589 conflict between state law and the Code of Ethics, state law shall control.

590

591 (J) **Enforcement of the Code of Conduct.** The responsibility of the association and of
592 association subscribers relating to the enforcement of the Code of Conduct, the
593 disciplining of subscribers, and the arbitration of disputes, and the organization and
594 procedures incident thereto, shall be governed by the *Code of Ethics and Arbitration*
595 *Manual* of the National Association of REALTORS®, as amended from time to time, which
596 is by this reference incorporated into these Bylaws, provided, however, that in the event
597 of any conflict between state law and the Code of Conduct, state law shall control.

598 **Article VI - Privileges and Obligations**

599 Section 1.

600 The privileges and obligations of members and subscribers, in addition to those otherwise
601 provided in these Bylaws, shall be as specified in this Article.

602

603 Section 2.

604 Any member or subscriber of the association may be reprimanded, fined, placed on
605 probation, suspended, or expelled by the Board of Directors for a violation of these Bylaws
606 or association Rules and Regulations not inconsistent with these Bylaws, after a hearing
607 is conducted in accordance with the *Code of Ethics and Arbitration Manual* of the National

608 Association of REALTORS®. Although members and subscribers other than REALTOR®
609 Members are not subject to the Code of Ethics or its enforcement by the association, such
610 members and subscribers are encouraged to abide by the principles established in the
611 Code of Ethics of the National Association of REALTORS® and conduct their business and
612 professional practices accordingly. Further, members and subscribers other than
613 REALTOR® Members may, upon recommendation by a hearing panel of the Professional
614 Standards Committee and/or action of the Board of Directors, be subject to discipline as
615 described above for any conduct which, in the opinion of the Board of Directors, applied
616 on a non-discriminatory basis, reflects adversely on the terms REALTOR® or REALTORS®
617 and the real estate industry or for conduct that is inconsistent with or adverse to the
618 objectives and purposes of the association, Illinois REALTORS®, and the National
619 Association of REALTORS®.

620

621 Section 3.

622 Any REALTOR® Member of the association may be disciplined by the Board of Directors
623 for violations of the Code of Ethics or other duties of membership, after a hearing is
624 conducted in accordance with the *Code of Ethics and Arbitration Manual* of the National
625 Association of REALTORS®, provided that the discipline imposed is consistent with the
626 discipline authorized by the Professional Standards Committee of the National
627 Association of REALTORS® as set forth in the *Code of Ethics and Arbitration Manual* of the
628 National Association of REALTORS.

629

630 Any Non-REALTOR Subscriber of the association may be disciplined by the Board of
631 Directors for violations of the Code of Conduct or other duties of subscribership, after a
632 hearing is conducted in accordance with the *Code of Ethics and Arbitration Manual* of the
633 National Association of REALTORS, and any resulting discipline imposed shall be
634 consistent with the discipline authorized in the *Code of Ethics and Arbitration Manual* of the
635 National Association of REALTORS.

636

637 Section 4.

638 (A) Only those REALTOR® Members, both primary and secondary, whose financial
639 obligations to the association are paid in full and whose educational requirement has been
640 met shall be entitled to vote and to hold elective office in the association.

641 (B) Non-REALTOR Subscribers are not entitled to vote or to hold elective office in the
642 association.

643 (C) Resignations of members or subscribers will be effective upon receipt of a copy of
644 the signed off license. The resignation does not release the member or subscriber from
645 any past financial obligation. However, if the member or subscriber submitting the
646 resignation is indebted to the association for dues, fees, fines or other assessments of the
647 association or any of its services and/or has failed to meet the education requirement, the
648 association may condition the right of the resigning member or subscriber to re-apply for
649 membership or subscribership upon payment in full of all such monies owed and/or
650 completion of the education requirement. Resignation does not negate any pending
651 arbitration. If a member or subscriber resigns from the association with a complaint

652 pending, the complaint shall be processed until the decision of the association with
653 respect to disposition of the complaint is final by this association (if respondent does not
654 hold membership or subscribership in any other association) or by any other association
655 in which the respondent continues to hold membership or subscribership. If an ethics
656 respondent resigns or otherwise causes membership in all Boards to terminate before an
657 ethics complaint is filed alleging unethical conduct occurred while the respondent was a
658 REALTOR®, the complaint, once filed, shall be processed until the decision of the
659 association with respect to disposition of the complaint is final. In any instance where an
660 ethics hearing is held subsequent to an ethics respondent's resignation or membership
661 termination, any discipline ratified by the Board of Directors shall be held in abeyance until
662 such time as the respondent rejoins an association of REALTORS®; or if a member resigns
663 or otherwise causes membership to terminate, the duty to submit to arbitration (or to
664 mediation if required by the association) continues in effect even after membership lapses
665 or is terminated, provided that the dispute arose while the former member was a
666 REALTOR®; or if the member resigns without having complied with an award or arbitration,
667 the Board of Directors may condition any re-application of the former member upon his
668 promise to pay the award, plus any costs that have previously been established as due and
669 payable by the former member, provided that the award has not, in the meanwhile, been
670 otherwise satisfied.

671 (D) Members or subscribers who have been suspended or terminated for failure to
672 meet the education requirement may be reinstated in good standing by completing the
673 requirement and rendering proof of completion to the association within one year of the
674 effective date of suspension or termination.

675 (E) Only REALTOR® Members may use the terms REALTOR® and REALTORS®, which
676 use shall be subject to the provisions of Article VIII.

677 (F) Members or subscribers have the primary responsibility to safeguard and promote
678 the standards, interests and welfare of the association and the real estate profession.

679 (G) If a REALTOR® Member or non-REALTOR Subscriber who is a principal in a firm,
680 partnership or corporation and is suspended or expelled, the firm, partnership or
681 corporation shall not use the terms REALTOR® or REALTORS® in connection with its
682 business during the period of suspension or until readmission to REALTOR® Membership
683 or unless connection with the firm, partnership or corporation is severed, whichever may
684 apply.

685
686 The membership or subscribership of all other principals, partners or corporate officers
687 shall suspend or terminate during the period of suspension of the disciplined member or
688 subscriber, or until readmission of the disciplined member or subscriber, or unless
689 connection of the disciplined member or subscriber with the firm, partnership or
690 corporation is severed, whichever may apply.

691
692 Further, the membership of REALTORS® or subscription of non-REALTORS, other than
693 principals, who are employed by or affiliated as independent contractors with the
694 disciplined member or subscriber shall suspend or terminate during the period of
695 suspension of the disciplined or subscriber or until readmission of the disciplined member
696 or subscriber, or until connection of the disciplined member or subscriber with the firm,

697 partnership or corporation is severed or unless the REALTOR® Member or Non-REALTOR
698 Subscriber (non-principal) elects to sever any connection with the disciplined member or
699 subscriber and affiliate with another REALTOR® Member or Non-REALTOR Subscriber,
700 firm, partnership or corporation in good standing in the association.

701

702 If a REALTOR® Member or Non-REALTOR Subscriber, other than a principal in a firm,
703 partnership or corporation is suspended or expelled, the use of the terms REALTOR® and
704 REALTORS® by the firm, partnership or corporation shall not be affected.

705

706 (H) As required by state law, each office or branch office must have a managing broker.

707 Section 5. Institute Affiliate Members

708 Institute Affiliate Members shall have rights and privileges and be subject to obligations
709 as are prescribed by the Board of Directors consistent with the Constitution and Bylaws
710 of the National Association of REALTORS®.

711

712 Section 6. Affiliate Members

713 Affiliate Members shall have such privileges and rights and be subject to such obligations
714 as may be prescribed by the Board of Directors.

715

716 Section 7. Public Service Members

717 Public Service members shall have such privileges and rights and be subject to such
718 obligations as may be prescribed by the Board of Directors.

719

720 Section 8. Honorary Members

721 Honorary Members shall have such privileges and rights and be subject to such obligations
722 as may be prescribed by the Board of Directors.

723

724 Section 9. Student Members

725 Student Members shall have such privileges and rights and shall be subject to such
726 obligations as may be prescribed by the Board of Directors.

727

728 Section 10. REALTORS® Emeritus

729 A REALTOR® Emeritus is not obligated to pay individual dues but is obligated to pay
730 annual membership dues based on the number of licensees employed by or associated
731 with the REALTOR® Emeritus. Only REALTORS® Emeritus whose financial obligations to
732 the association are paid in full shall be entitled to vote and to hold elective office in the
733 association.

734

735 Section 11. Honorary Life Members

736 Honorary Life Members shall have such privileges and rights and be subject to such
737 obligations and disciplines as may be prescribed by the Board of Directors.

738

739 Section 12. Harassment

740 Any member or subscriber of the association may be reprimanded, placed on probation,

741 suspended or expelled for harassment of an association or MLS employee or association
742 Officer or Director after an investigation in accordance with the procedures of the
743 association. As used in this section, harassment means any verbal or physical conduct
744 including but not limited to threatening, hostile or obscene language, unwelcome sexual
745 advances, stalking, actions including strikes, shoves, kicks or other similar physical
746 contact, or threats to do the same, or any conduct, including verbal or physical conduct
747 that can reasonably be construed by such association or MLS employee or association
748 officer or director as having been made with the purpose or effect of unreasonably
749 interfering with an individual's work performance by creating a hostile, intimidating or
750 offensive work environment. The decision of the appropriate disciplinary action to be
751 taken shall be made by the those members of the Executive Committee not named in the
752 complaint, upon consultation with legal counsel for the association. Disciplinary action
753 may include any sanction authorized in the association's *Code of Ethics and Arbitration*
754 *Manual*. If the Complaint names any member of the Executive Committee, they may not
755 participate in the proceedings and shall be replaced by the members of the Executive
756 Committee not named in the complaint or, alternatively, by another member of the Board
757 of Directors selected by the highest ranking officer not named in the complaint.

758

759 Section 13. Conduct Detrimental to the Association; Sanctions

760 The Executive Committee may take the following actions on behalf of the association:

761 (A) Reprimand, place on probation, suspend or expel any member or subscriber
762 convicted of a felony or misdemeanor if the crime, in the determination of the members of
763 the Executive Committee (except for any member of the Executive Committee so
764 convicted), relates to the real estate business or puts clients, customers or other real
765 estate professionals at risk. The association may refuse to sell or lease lock box keys, may
766 terminate any existing key agreements, may refuse to activate or reactivate any key held
767 by such member or subscriber or may deny to such member or subscriber access to any
768 technology developed now or in the future that relates to having or gaining access to real
769 estate by or through such multiple listing service or services with which the association
770 maintains or shall maintain a business relationship now or in the future.

771 (B) Suspend any one or all of the privileges of any member or subscriber to have access
772 to or to use lock box keys, or terminate any existing key agreements, or refuse to activate
773 or reactivate any key held by such member or subscriber, or deny to such member or
774 subscriber access to any technology developed now or in the future that relates to having
775 or gaining access to real estate by or through such multiple listing service or services with
776 which the association maintains or shall maintain a business relationship now or in the
777 future, following the arrest and prior to the conviction of such member or subscriber of
778 any felony or misdemeanor if the crime, in the determination of the members of the
779 Executive Committee (except for any member of the Executive Committee so arrested),
780 relates to the real estate business or puts clients, customers, or other real estate
781 professionals at risk.

782 (C) Factors that may be considered by the Executive Committee in making a
783 determination described in paragraphs 13 A) and 13 B) above include, but are not limited
784 to:

- 785 1) The nature of the seriousness of the alleged conduct;
786 2) The relationship of the conduct to the purposes for limiting access to real estate or
787 to the technology for accessing real estate;
788 3) The extent to which access or continued access to real estate or to the technology
789 for accessing real estate might afford opportunities to engage in similar activities of a
790 criminal nature;
791 4) The extent and nature of past activities of a criminal nature;
792 5) The length of time in which the alleged criminal activities have or had occurred;
793 6) Evidence of rehabilitation of such member or subscriber during incarceration or
794 following release;
795 7) Evidence of present fitness of such member or subscriber.

796 Article VII - Professional Standards and Arbitration

797 Section 1.

798 The responsibility of the association and of association members or subscribers relating
799 to the enforcement of the Code of Ethics, the Code of Conduct, the disciplining of members
800 or subscribers and the arbitration of disputes, and the organization and procedures
801 incidental thereto shall be governed by the *Code of Ethics and Arbitration Manual* of the
802 National Association of REALTORS®, as from time to time amended, which by reference is
803 made a part of these Bylaws.

804 Section 2.

806 It shall be the duty and responsibility of every REALTOR® Member of this association to
807 abide by the Constitution and Bylaws and the Rules and Regulations of the association,
808 the Constitution and Bylaws of the National Association of REALTORS®, including the
809 duty to arbitrate controversies arising out of real estate transactions as specified by
810 Article 17 of the Code of Ethics and as further defined by and in accordance with the
811 procedures set forth in the *Code of Ethics and Arbitration Manual* of the National
812 Association of REALTORS® as from time to time amended.

813
814 It shall be the duty and responsibility of every Non-REALTOR® Subscriber of this
815 association to abide by the Constitution and Bylaws and the Rules and Regulations of
816 the association, including the obligation to arbitrate controversies arising out of real
817 estate transactions as defined by and in accordance with the procedures set forth in the
818 *Code of Ethics and Arbitration Manual* of the National Association of REALTORS® as from
819 time to time amended.

820 Section 3.

822 Professional Standards and Arbitration Section 53. The Award. *Code of Ethics and*
823 *Arbitration Manual*

824
825 If an award has been rendered, the non-prevailing party must, within (10) days following
826 receipt of the award, either (1) pay the award to the party(ies) named in the award or (2)
827 deposit the funds with the association Treasurer or association Chief Executive Officer
828 to be held in a special association escrow account maintained for this purpose. Failure to

829 satisfy the award or to deposit the funds with the association within this time period may
830 be considered a violation of a membership or subscribership duty and may subject the
831 member or subscriber to disciplinary action at the discretion of the Board of Directors.

832 The non-prevailing party shall have twenty (20) days following receipt of the award to
833 request procedural review of the arbitration hearing procedure or to have legal counsel
834 notify the Chief Executive Officer that a legal challenge to the validity of the award has
835 been initiated.

836
837 If a request for limited procedural review of the arbitration procedure is received within
838 twenty (20) days, the funds deposited with the association shall be retained in the
839 association's escrow account until the review is completed. If the arbitration award is
840 confirmed by the Board of Directors following the conduct of the limited procedural
841 review, the non-prevailing party shall have an additional fifteen (15) days to institute an
842 appropriate legal challenge to the validity of the arbitration award. In such case, the non-
843 prevailing party shall also cause legal counsel to advise the association in writing that a
844 suit challenging the validity of the arbitration award has been filed during this additional
845 fifteen (15) day period. After fifteen (15) days, if written notice of a suit challenging the
846 validity of the arbitration award has not been received by the association, the funds shall
847 be released from escrow and paid to the prevailing party. If written notification is received
848 during the fifteen (15) day period, the funds will be held in escrow pending the
849 determination of the matter by a court of competent jurisdiction.

850
851 If the non-prevailing party does not request the association to conduct a procedural
852 review of the arbitration hearing process during the twenty (20) day period following
853 service of the award, then written notification that a legal challenge has been instituted
854 must be received within the twenty (20) days following service of the award. Failure to
855 provide written notification that a suit challenging the validity of the award has been filed
856 within twenty (20) days following service of the award will result in the award being paid
857 from the association's escrow to the prevailing party.

858 Section 4.

859 The responsibility of the association and of association members or applicable subscribers
860 relating to the enforcement of the SentiLock System, the disciplining of members or
861 applicable subscribers and procedures incidental thereto, shall be governed by the *Code*
862 *of Ethics and Arbitration Manual* of the National Association of REALTORS®, as from time
863 to time amended, which by reference is made a part of these Bylaws.

864
865 Members and applicable subscribers agree to abide by the following requirements of the
866 SentiLock User Agreement:

- 867 (A) To keep the SentiKey App secure and in SentiLock User's possession at all times;
- 868 (B) To not provide the User's PIN Number (or personal ID Number) to anyone;
- 869 (C) To not provide access to the User's SentiKey App to any other person, for any
870 purpose whatsoever, or permit the SentiKey App to be used for any purpose by any other
871 person (i.e. licensed or unlicensed assistant(s), co-lister(s), team member(s) etc.);

- 872 (D) To follow any additional security procedures as may be specified by Mainstreet
873 REALTORS;
874 (E) To ensure One Day Codes are only given as previously approved by the seller;
875 (F) To be the only person to use a One Day Code and to take responsible steps to
876 ensure security of that code;
877 (G) To review Mainstreet REALTORS®' Best Practices for Issuing One Day Codes;
878 (H) To be responsible in communicating said best practices to any third-party showing
879 service and that to be responsible for the actions of any third-party showing service;
880 (I) To not provide any mobile access code for any lockbox to any other person;
881 (J) To secure the prior authorization from an owner or tenant of any property listed for
882 sale or lease prior to the installation and use of a lockbox on said property.

883 Article VIII - Use of the Terms REALTOR® and REALTORS®

884 Section 1.

885 Use of the terms REALTOR® and REALTORS® by members shall, at times, be subject to
886 the provisions of the Constitution and Bylaws of the National Association of REALTORS®
887 and to the rules and regulations prescribed by its Board of Directors. The association shall
888 have the authority to control, jointly and in full cooperation with the National Association
889 of REALTORS®, use of the terms within its jurisdiction. Any misuse of the terms by
890 members is a violation of a membership duty and may subject members to disciplinary
891 action by the Board of Directors after a hearing as provided for in the association's *Code*
892 *of Ethics and Arbitration Manual* (Amended 6/06).

893 Section 2.

894 REALTOR® Members of the association shall have the privilege of using the terms
895 REALTOR® and REALTORS® in connection with their places of business within the state
896 or a state contiguous thereto so long as they remain REALTOR® Members in good
897 standing. No other class of membership shall have this privilege.
898

899 Section 3.

900 A REALTOR® Member who is a principal of a real estate firm, partnership, or corporation
901 may use the terms REALTOR® and REALTORS® only if all the principals of such firm,
902 partnership, or corporation who are actively engaged in the real estate profession within
903 the state or a state contiguous thereto are REALTOR® Members of the association or
904 Institute Affiliate Members as described in Section 3 of Article IV.
905

906 In the case of a REALTOR® member who is a principal of a real estate firm, partnership or
907 corporation whose business activity is substantially all commercial, the right to use the
908 term REALTOR® or REALTORS® shall be limited to office locations in which a principal,
909 partner, corporate officer or branch office manager of the firm, partnership or corporation
910 holds REALTOR® membership. If a firm, partnership, or corporation operates additional
911 places of business in which no principal, partner, corporate officer or branch office
912 manager holds REALTOR® membership, the term REALTOR® or REALTORS® may not be
913 used in any reference to those additional places of business.
914

915

916 Section 4.
917 Institute Affiliate Members shall not use the terms REALTOR® or REALTORS® nor the
918 imprint of the emblem seal of the National Association of REALTORS®.

919
920 Section 5. REALTOR® Trademark.
921 Inclusion and retention of the Registered Collective Membership Mark REALTORS® in
922 the name of the association shall be governed by the Constitution and Bylaws of the
923 National Association of REALTORS® as from time to time amended.

924
925 Use of the terms REALTOR® and REALTORS® by members shall, at all times, be subject
926 to the provisions of the Constitution and Bylaws of the National Association of
927 REALTORS® and to the Rules and Regulations prescribed by its Board of Directors. The
928 association shall have the authority to control, jointly and in full cooperation with the
929 National Association of REALTORS®, use of the terms within its jurisdiction. Any misuse
930 of the terms by members is a violation of a membership duty and may subject members
931 to disciplinary action by the Board of Directors after a hearing as provided for in the
932 association's *Code of Ethics and Arbitration Manual*.

933 REALTOR® members of the association shall have the privilege of using the terms
934 REALTOR® and REALTORS® in connection with their places of business within the state
935 or a state contiguous thereto so long as they remain REALTOR® members in good
936 standing. No other class of members shall have this privilege.

937
938 A REALTOR® principal member may use the terms REALTOR® and REALTORS®, only if
939 all the principals of such firm, partnership, or corporation who are actively engaged in
940 the real estate profession within the state or a state contiguous thereto are REALTOR®
941 members or Institute Affiliate members.

942
943 In the case of a REALTOR® principal member whose business activity is substantially all
944 commercial, the right to use the term REALTOR® or REALTORS® shall be limited to office
945 locations in which a principal holds REALTOR® membership. If a firm, partnership or
946 corporation operates additional places of business in which no principal holds
947 REALTOR® membership, the term REALTOR® or REALTORS® may not be used in any
948 reference to those additional places of business.

949
950 Institute Affiliate members shall not use the terms REALTOR® or REALTORS®, nor the
951 imprint of the emblem seal of the National Association of REALTORS®.

952 **Article IX - State and National Members**
953 The association shall be a member of the National Association of REALTORS® and Illinois
954 REALTORS®. By reason of the association's membership, each REALTOR® member of
955 the Member Board shall be entitled to membership in the National Association of
956 REALTORS® and Illinois REALTORS® without further payment of dues. The association
957 shall continue as a member of the state and national associations, unless by a majority
958 vote of all of its REALTOR® members, decision is made to withdraw, in which case the

959 state and national associations shall be notified at least one month in advance of the
960 date designated for the termination of such membership.

961
962 The association recognizes the exclusive property rights of the National Association of
963 REALTORS® in the terms REALTOR® and REALTORS®. The association shall discontinue
964 use of the terms in any form in its name, upon ceasing to be a member of the National
965 association, or upon a determination by the Board of Directors of the National association
966 that it has violated the conditions imposed upon the terms.

967
968 The association adopts the Code of Ethics of the National Association of REALTORS® and
969 agrees to enforce the Code among its REALTOR® members. The association and its
970 REALTOR members agree to abide by the Constitution, Bylaws, Rules and Regulations and
971 policies of the national association.

972

973 **Article X - Dues and Assessments**

974 Section 1.

975 (A) The Board of Directors may adopt an application fee for membership and Non-
976 REALTOR subscribership in reasonable amounts, not exceeding three (3) times the
977 amount of the annual dues for REALTOR® membership. Any application for REALTOR
978 Membership or Non-REALTOR Subscribership shall include such application fee and shall
979 become the property of the association upon final approval of the application.

980 (B) Reinstatement Fee. Any member or subscriber may be reinstated, with a
981 reinstatement fee, during the current year if dues for the current year and all other fees
982 are paid in full.

983 (C) Initiation Fee. Any member or subscriber reinstating membership or subscribership
984 that has lapsed more than the current year will be required at the time of rejoining to pay
985 all current membership or subscription fees along with the initiation fee.

986 (D) MLS Waiver. An MLS waiver request will be referred to the Multiple Listing Service
987 for review. At the end of such MLS/Membership Waiver, the REALTOR® member shall be
988 reinstated with no additional fees except the unpaid MLS fees and association dues prior
989 to granting the MLS/Membership Waiver shall be paid in full.

990 Section 2. Dues

991 (A) Designated REALTOR® Members. The annual dues of each Designated REALTOR®
992 member shall be in such amount as established annually by the Board of Directors, plus an
993 additional amount to be established annually by the Board of Directors times the number
994 of real estate licensees and licensed or certified appraisers who (1) are employed by or
995 affiliated as independent contractors, or who are otherwise directly or indirectly licensed
996 with such Designated REALTOR® member, and (2) are not REALTOR® members of any
997 association in the state or a state contiguous thereto or Institute Affiliate members of the
998 association. In calculating the dues payable to the association by a designated REALTOR®
999 member, non-member licensees as defined in (1) and (2) of this paragraph shall not be
1000 included in the computation of dues if the designated REALTOR® has paid dues based on

1001 said non-member licensees in another association in the state or a state contiguous
1002 thereto, provided the designated REALTOR® notifies the association in writing of the
1003 identity of the association to which dues have been remitted. In the case of a designated
1004 REALTOR® member in a firm, partnership, or corporation whose business activity is
1005 substantially all commercial, any assessments for non-member licensees shall be limited
1006 to licensees affiliated with the designated REALTOR® (as defined in (1) and (2) of this
1007 paragraph) in the office where the designated REALTOR® holds membership, and any
1008 other offices of the firm located within the jurisdiction of this association.

1009
1010 (B) Designated Non-REALTOR® Subscribers. The annual fees of each Designated Non-
1011 REALTOR® subscriber shall be in such amount as established annually by the Board of
1012 Directors, plus an additional amount to be established annually by the Board of Directors
1013 times the number of real estate licensees and licensed or certified appraisers who are
1014 employed by or affiliated as independent contractors, or who are otherwise directly or
1015 indirectly licensed with such Designated Non-REALTOR® subscriber.

1016
1017 (C) A REALTOR® member of a Member Board shall be held to be any member who has
1018 a place or places of business and who, as a principal is actively engaged in the real estate
1019 profession as defined in Article III, Section 1 of the Constitution of the National Association
1020 of REALTORS®. An individual shall be deemed to be licensed with a REALTOR® if the
1021 license of the individual is held by the REALTOR®, or by any broker who is licensed with
1022 the REALTOR®, or by any entity in which the REALTOR® has a direct or indirect ownership
1023 interest and which is engaged in other aspects of the real estate business provided that
1024 such licensee is not otherwise included in the computation of dues payable by the principal
1025 of the entity.

1026
1027 (D) A Non-REALTOR® subscriber shall be held to be any subscriber who has a place or
1028 places of business and who, as a principal is actively engaged in the real estate profession.
1029 An individual shall be deemed to be licensed with a Non-REALTOR® if the license of the
1030 individual is held by the Non-REALTOR®, or by any broker who is licensed with the Non-
1031 REALTOR®, or by any entity in which the Non-REALTOR® has a direct or indirect
1032 ownership interest and which is engaged in other aspects of the real estate business
1033 provided that such licensee is not otherwise included in the computation of dues payable
1034 by the principal of the entity.

1035
1036 (E) A REALTOR® with a direct or indirect ownership interest in an entity engaged
1037 exclusively in soliciting and/or referring clients and customers to the REALTOR® for
1038 consideration on a substantially exclusive basis shall annually file with the association on
1039 a form approved by the association a list of the licensees affiliated with that entity and
1040 shall certify that all of the licensees affiliated with the entity are solely engaged in referring
1041 clients and customers and are not engaged in listing, selling, leasing, renting, managing,
1042 counseling, or appraising real property. The individuals disclosed on such form shall not
1043 be deemed to be licensed with the REALTOR® filing the form for purposes of this section
1044 and shall not be included in calculating the annual dues of the designated REALTOR®.
1045 Designated REALTORS® shall notify the association within three (3) days of any change in

- 1046 status of licensees in a referral firm.
- 1047 (F) The exemption for any licensee included on the certification form shall
1048 automatically be revoked upon the individual being engaged in real estate licensed
1049 activities (listing, selling, leasing, renting, managing, counseling, or appraising real
1050 property) other than referrals, and dues for the current fiscal year shall be payable.
- 1051 (G) Membership dues shall be prorated for any licensee included on a certification form
1052 submitted to the association who during the same calendar year applies for REALTOR® or
1053 REALTOR-ASSOCIATE® membership in the association. However, membership dues shall
1054 not be prorated if the licensee held REALTOR® or REALTOR-ASSOCIATE® membership
1055 during the preceding calendar year.
- 1056 (H) REALTOR® Members. The annual dues of REALTOR® members other than the
1057 designated REALTOR® shall be as established annually by the Board of Directors.
- 1058 (I) Non-REALTOR® Subscribers. The annual dues and fees of Non-REALTOR®
1059 subscribers other than the designated Non-REALTOR® shall be as established annually by
1060 the Board of Directors.
- 1061 (J) Institute Affiliate Members. The annual dues of each Institute Affiliate member
1062 shall be as established in Article II of the Bylaws of the National Association of
1063 REALTORS®.
- 1064 (K) Affiliate Members. The annual dues of each Affiliate Member shall be as prescribed
1065 from time to time by the Board of Directors. Statements issued to Affiliate Members for
1066 dues shall show as separate items an allocation of local association dues to reflect the
1067 association's dues obligations to Illinois REALTORS®.
- 1068 (L) Public Service Members. The annual dues of each Public Service Member shall be
1069 as prescribed from time to time by the Board of Directors, plus the annual dues for the
1070 Illinois association of REALTORS®.
- 1071 (M) Honorary Members, and Honorary Life Members. No dues shall be payable.
- 1072 (N) REALTOR® Emeritus. REALTOR® Emeritus dues will be waived effective the dues
1073 year immediately following the NAR Board of Directors approval of the designation. Such
1074 designation for National association membership shall be furnished by the National
1075 Association of REALTORS® certificate.

1076 Section 3. Dues Payable

1077 Dues and fees for all members or subscribers shall be payable annually in advance on the
1078 first day of December. All outstanding fees or monies owed to the association must be
1079 current in accordance to the association's financial policies for membership and
1080 subscribership to be renewed. Dues shall begin on the first day of the month in which a
1081 member or subscriber shall be notified of election and shall be prorated for the year.

1082

1083 Section 4. Non-Payment of Financial Obligations

1084 If dues, fees, fines, and other assessments including amounts owed to the association or
1085 the Multiple Listing Services are not paid within thirty (30) days after the due date,
1086 membership or services of the non-paying member or subscriber shall automatically
1087 terminate unless, within that time, the amount due is paid or is disputed in writing.
1088 However, no action shall be taken to suspend or expel a member or subscriber for
1089 non-payment of the disputed amount until the accuracy of the amount owed has been

1090 confirmed by the Board of Directors. A former member or subscriber who has had
1091 membership or services suspended or terminated for non-payment of dues, fees, fines, or
1092 other assessments duly levied in accordance with the provisions of these Bylaws or the
1093 provisions of other rules and regulations of the association or any of its services,
1094 departments, or divisions may apply for reinstatement in a manner prescribed for new
1095 applicants, after making payment in full of all accounts due as of the date of suspension or
1096 termination.

1097

1098 Section 5. Deposit

1099 All monies received by the association for any purpose shall be deposited to the credit of
1100 the association in a financial institution or institutions selected by resolution of the Board
1101 of Directors.

1102

1103 Section 6. Expenditures

1104 The Board of Directors shall administer the finances of the association and approve the
1105 annual budget, provided, however, that the total association expenditure in any fiscal year
1106 of the association shall not exceed the total association revenue of that fiscal year plus
1107 ten percent (10%) of the reserves.

1108

1109 Section 7. Segregation of Dues

1110 The Treasurer or appropriate staff shall record separately the dues collected and owing to
1111 the National Association of REALTORS® and Illinois REALTORS® and shall forward such
1112 dues to the respective associations when collected. No portion of the sums collected on
1113 behalf of the National Association of REALTORS® and Illinois REALTORS® shall be used
1114 for purposes of the association.

1115

1116 Section 8. Audit

1117 The accounts of the association shall be audited annually, effective the last day of the
1118 fiscal year, and report of such audit shall be furnished to the Board of Directors for their
1119 review and approval.

1120

1121 Section 9. Certification of Members and Subscribers

1122 Each Designated REALTOR® Member and Designated Non-REALTOR Subscriber of the
1123 association shall certify to the association individuals licensed with the Designated
1124 REALTOR® Member or Designated Non-REALTOR Subscriber firm within the state and
1125 shall designate a primary association/board for each individual. These declarations shall
1126 be used for purposes of calculating dues under Article X, Section 2, Part a, of the Bylaws.
1127 Designated REALTOR® Members and Designated Non-REALTOR Subscriber shall also
1128 notify the association of the affiliation of any licensee with the firm or of the severance of
1129 affiliation of any licensee with the firm within ten (10) days of the affiliation or severance
1130 of affiliation.

1131

1132

Article XI - Officers and Directors

1133 Section 1. Officers

1134 The officers of the association shall be a President, a President Elect and a Treasurer.

1135 The officers shall serve for a term of one (1) year. The Board of Directors, before its June
1136 meeting, shall from the Board of Directors elect the officers for the next year, except for
1137 the President. The President-Elect shall become President the year after being elected
1138 as President-Elect. The Immediate Past President is ineligible for any office.

1139

1140 Section 2. Duties of Officers

1141 (A) The duties of the officers shall be such as their titles, by general usage, would
1142 indicate and such as may be assigned to them by the Board of Directors.

1143

1144 (B) The President-Elect shall assume the duties of the President if the President is
1145 unable to serve. The President may delegate other duties, as deemed necessary and
1146 appropriate.

1147

1148 Section 3. Executive Committee

1149 The Board of Directors, by resolution adopted by a majority of the number of Directors
1150 fixed by the Bylaws or otherwise, shall designate the Immediate Past President, President,
1151 President-Elect and Treasurer to constitute an Executive Committee, along with the Chief
1152 Executive Officer as a non-voting member. The Executive Committee, to the extent
1153 provided in such resolution, shall have and exercise all the authority of the Board of
1154 Directors in the management of the association, except as otherwise required by law.

1155

1156 Vacancies in the membership of the committee shall be filled by the Board of Directors at
1157 a regular or special meeting of the Board of Directors. The Executive Committee shall keep
1158 regular minutes of its proceedings and report the same to the association when required.

1159

1160 Section 4. Board of Directors

1161 (A) The governing body of the Mainstreet Organization of REALTORS® shall be a Board of
1162 Directors. The Board of Directors shall consist of one Immediate Past President, one
1163 President, one President-Elect, one Treasurer, and fourteen (14) additional members who
1164 are authorized to hold elective office in the association. The Chief Executive Officer is a
1165 non-voting member. No member may hold an elected office in the Mainstreet Organization
1166 of REALTORS® or participate on the Board of Directors unless the member's primary
1167 income is derived from the real estate industry.

1168 (B) The fourteen (14) elected Directors shall each serve a term of three (3) years. The
1169 terms of five (5) Directors shall expire each year, except that every third year the terms of
1170 four (4) Directors shall expire. No Director may serve more than two (2) consecutive
1171 terms, whether elected or appointed. In the instance of being appointed to fill an unexpired
1172 term, an appointee serving eighteen (18) months or more of the unexpired term will be
1173 considered to have served a full term.

1174 Section 5. Chief Executive Officer

1175 The Chief Executive Officer shall be an employee of the Mainstreet Organization of
1176 REALTORS®, and subject to the direction and control of the Executive Committee; shall
1177 be in charge of the business and personnel of the Mainstreet Organization of REALTORS®;

1178 shall see that the resolutions and directions of the Board of Directors are carried into
1179 effect except in those instances in which that responsibility is specifically assigned to
1180 some other person by the Executive Committee; and shall have such other duties as may
1181 be prescribed by the Executive Committee from time to time.

1182

1183 Section 6. Election of Officers and Directors

1184 (A) The President shall appoint a Nominating Committee consisting of seven (7)
1185 REALTOR® Members authorized to vote (with no more than one (1) per firm), no more than
1186 3 current Directors and/or Officers, one of which is the Immediate Past President, who
1187 may preside as Chairperson and four (4) members who have served as past Directors
1188 and/or Officers of the association. Prior to the April Board of Directors meeting,
1189 announcement of the formation of the Nominating Committee shall be sent to the
1190 members authorized to vote reciting the names of the members of the Nominating
1191 Committee and urging members to submit profiles for nomination for a Director position
1192 on the Board. A report of the Nominating Committee shall be presented to the Board of
1193 Directors. The minimum number of nominees the Nominating Committee may submit to
1194 the Board of Directors is the number of positions available; the maximum number of
1195 nominees is three (3) times the number of positions available. No member of the
1196 Nominating Committee may be nominated by the Committee. If approved by the Board of
1197 Directors, the slate will be duly elected. However, if the Board of Directors does not
1198 approve the Report from the Nominating Committee, it will be referred back to the
1199 Nominating Committee. Additional candidates for the offices to be filled may be placed in
1200 nomination by a petition signed by a minimum of 250 signatures of the members
1201 authorized to vote. The petition shall be filed with the Treasurer at least four (4) weeks
1202 before the election. The Treasurer or appropriate staff shall send notice of such additional
1203 nominees to all members authorized to vote before the election.

1204 (B) If an Election Committee is needed, at the May Board of Directors meeting, the
1205 President shall appoint, with the approval of the Board Directors, an Election Committee
1206 consisting of three (3) members authorized to vote who are not candidates, not on the
1207 Board of Directors, and not on the Nominating Committee. The Election Committee shall
1208 conduct the election by establishing the form of ballots and the election rules and
1209 procedures as it deems appropriate, subject to the approval of the Board of Directors. The
1210 election shall be held no later than the last Monday in June. The entire membership may
1211 vote for all Directors. The candidates with the highest number of votes will fill the
1212 positions. In the event of a tie for any Director position available, a run-off election
1213 between the candidates who are tied shall be conducted.

1214 Section 7. Vacancies

1215 (A) A vacancy on the Board of Directors shall be filled by appointment by the President,
1216 with the approval of the Board of Directors, for the balance of the term, or until the next
1217 annual election. A vacancy shall be discussed at the Board of Directors meeting following
1218 the vacating of the position.

1219 (B) In the event that a vacancy is created by the election of a Director to the Executive
1220 Committee prior to the expiration of that Director's term, the vacancy shall be filled, prior

1221 to the vacating of the position, by appointment by the President, subject to the approval
1222 of the Board of Directors.

1223 Section 8. Suspension and Removal of Officers and Directors

1224 Any officer elected or appointed by the Board of Directors and any Director may be
1225 suspended or removed by the Board of Directors whenever, in its judgment, the best
1226 interests of the association would be served thereby. A two-thirds (2/3) majority vote of
1227 the Board of Directors is needed for such suspension or removal except that, in the
1228 suspension or removal of a Director, the two-thirds (2/3) majority must equal at least fifty
1229 percent (50%) of the number of Directors holding office. The absence of any Director from
1230 three (3) meetings may trigger removal from the Board of Directors.

1231

1232 Section 9. Meetings

1233 (A) Regular Meetings. The Board of Directors shall designate a regular time and place
1234 of meetings.

1235 (B) Special Meetings. Special meetings of the Board of Directors or the Executive
1236 Committee may be called by the President or at the request of any two (2) members
1237 thereof.

1238 (C) Notice of Meetings. Notice of any special meeting shall be given at least three (3)
1239 days previous thereto by notice to each Director via e-mail. The attendance of a Director
1240 at any meeting shall constitute a waiver of notice of such a meeting, except where a
1241 Director attends a meeting for the express purpose of objecting to the transaction of any
1242 business because the meeting is not lawfully called or convened. Neither the business to
1243 be transacted at, nor the purpose of, any regular or special meetings of the Board of
1244 Directors need be specified in the notice of such meeting.

1245 (D) Quorum. A simple majority of the number of Directors holding office shall
1246 constitute a quorum for the transaction of business at any meeting of the Board of
1247 Directors, except that a quorum for considering the suspension or removal of a Director
1248 shall be two thirds (2/3) of the number of Directors holding office.

1249 Section 10. Indemnification of Directors and Officers

1250 The Mainstreet Organization of REALTORS® shall indemnify every Director or Officer
1251 against expenses reasonably incurred by him/her in connection with any action, suit or
1252 proceeding to which he/she may be made a party by reason of his/her being or having
1253 been a Director or officer of the Mainstreet Organization of REALTORS®, except in relation
1254 to matters as to which he/she shall be adjudged in such action, suit or proceeding to be
1255 liable for negligence or misconduct in the performance of duty; in the event of settlement,
1256 indemnification shall be provided if it shall be found by a majority of the Directors not
1257 involved in the matter in controversy that it was in the interests of the Mainstreet
1258 Organization of REALTORS® that such settlement be made and that such Director or
1259 officer was not guilty of negligence or misconduct. The foregoing right of indemnification
1260 shall not be exclusive of other rights to which such Director or officer may be entitled.

1261

1262 Section 11. Manner of Acting

1263 The act of the majority of the Directors present at a meeting at which a quorum is present

1264 shall be the act of the Board of Directors.

1265

1266 Section 12. Presumption of Assent

1267 A Director of the association who is present at a meeting of the Board of Directors at which
1268 action on any association matter is taken shall be conclusively presumed to have assented
1269 to the action taken unless his dissent shall be entered in the minutes of the meeting or
1270 unless she or he shall file written dissent to such action with the person acting as the
1271 secretary of the meeting before the adjournment thereof or shall forward such dissent by
1272 registered mail to the Treasurer of the association immediately after the adjournment of
1273 the meeting. Such right to dissent shall not apply to a Director who voted in favor of such
1274 action.

1275

1276

Article XII - Meetings

1277 Section 1. Other Meetings

1278 Other meetings of the association may be held as the President or the Board of Directors
1279 may determine, or upon the written request of at least ten (10) percent of the members
1280 authorized to vote.

1281

1282 Section 2. Notices of Meetings

1283 Written notice shall be given to every member entitled to participate in the meeting at
1284 least one week preceding all meetings. If a special meeting is called it shall be
1285 accompanied by a statement of the purpose of the meeting.

1286

1287 Section 3. Quorum

1288 A quorum for the transaction of business shall consist of three (3) percent of the
1289 members authorized to vote.

1290

1291

Article XIII - Voting of the Membership

1292 Section 1.

1293 The Board of Directors shall pass a resolution authorizing the submission of the question
1294 or questions to be voted upon by the membership.

1295

1296 Section 2.

1297 Notice shall be sent to the membership in writing at least fifteen (15) days prior to the
1298 date of the ballot and shall include the voting procedure and deadline for receiving
1299 ballots. No ballot received after 4 p.m. on the effective date shall be counted.

1300

1301

Section 3.

1302 The Board of Directors shall determine the voting procedure, which may include voting in
1303 person at a meeting, physical polling place and/or voting by mail, email or internet. Each
1304 ballot must be properly submitted, and each voter must be a member in good standing and
1305 provide proper identification.

1306

1307 Section 4.

1308 To be valid, any vote which includes ballots must have a response of a minimum of three

1309 (3) percent of the members authorized to vote.

1310

1311 Section 5.

1312 A majority of the ballots received shall decide the question submitted except for the
1313 election of Directors, which shall be determined as established in Article XI, Section 6 and
1314 Section 7.

1315

1316

Article XIV - Committees

1317 Section 1. Standing Committees

1318 The President shall appoint Chairs and Committee members from among the REALTOR®
1319 and Affiliate members for the following standing committees:

1320

1321

Affiliate

1322

Audit/Finance

1323

Broker/Lawyer

1324

Citation

1325

Commercial Alliance

1326

Consumer Outreach

1327

Diversity, Equity and Inclusion

1328

Education Advisory Group

1329

Global

1330

Governmental Affairs (Central, South, Northwest, Lake County)

1331

Grievance

1332

Nominating

1333

Professional Standards

1334

REALTOR® of the Year

1335

Senior Services

1336

Young Professionals Network

1337

1338 Section 3. Organization

1339 All committees and other groups shall be of such size and shall have such duties,
1340 functions and powers as may be assigned to them by the President or the Board of
1341 Directors, except as otherwise provided in these Bylaws.

1342

1343 Section 4. President

1344 The President shall be an ex-officio member of all committees and other groups and shall
1345 be notified of their meetings.

1346

1347 Section 5. Notice of Meetings

1348 Notice shall be given to every member entitled to participate in the meeting.

1349

1350

Article XV - Fiscal and Elective Year

1351 Section 1.

1352 The fiscal year of the association shall begin on October 1.

1353

1354 Section 2.

1355 The term of office of any officer or director of the association shall commence September
1356 1.

1357

1358 **Article XVI - Rules of Order**

1359 Robert's Rules of Order, latest edition, shall be recognized as the authority governing the
1360 meetings of the association, its Board of Directors and its committees in all instances
1361 wherein the provisions do not conflict with these Bylaws.

1362

1363 **Article XVII - Amendments**

1364 Section 1. Manner of Amendment

1365 These Bylaws may be amended at any meeting of the Board of Directors by the affirmative
1366 vote of two-thirds (2/3) of the votes cast, provided that a quorum is present and provided
1367 further that written notice, containing a copy of the proposed amendments, shall first be
1368 provided to the Board of Directors.

1369

1370 Section 2. Exceptions

1371 (A) Article IX may be amended only by a two-thirds (2/3) majority vote of a quorum of
1372 all members authorized to vote.

1373 (B) The Board of Directors may, at any regular or special meeting of the Board of
1374 Directors at which a quorum is present, approve amendments to the Bylaws which are
1375 mandated by the National Association of REALTORS® policy.

1376 (C) Amendments to these Bylaws affecting the admission or qualification of
1377 REALTOR® Members and Institute Affiliate Members, the use of the term REALTOR® and
1378 REALTORS®, or any alteration in the territorial jurisdiction of the association shall become
1379 effective upon approval by the Board of Directors of the National Association of
1380 REALTORS®.

1381

1382 **Article XVIII – Dissolution and Merger**

1383 Section 1.

1384 Upon dissolution or winding up of the affairs of this association, the Board of Directors,
1385 after providing for payment of all obligations, shall distribute any remaining assets to
1386 Illinois REALTORS® or, within its discretion, to any non-profit tax-exempt organization.

1387

1388 Section 2.

1389 Provided that the association shall be the Surviving Corporation, Members shall not be
1390 entitled to vote on mergers or consolidations of the association .The Board of Directors of
1391 the association, by an affirmative vote of a majority of the directors in office, at a meeting
1392 of the Board of Directors, or by written consent signed by all the directors in office, shall
1393 vote on a merger or consolidation in which the association shall be the Surviving
1394 Corporation. In the event the association shall not be the Surviving Corporation of a
1395 merger or consolidation, the Members shall be entitled to vote on such merger or
1396 consolidation. (refer to Article XIII, Section 4)

1397

Article XIX - Multiple Listing Service

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Section 1. Authority

The association shall participate in a multiple listing service.

Section 2. Purpose

A Multiple Listing Service is a means by which cooperation among participants in enhanced; by which information is accumulated and disseminated to enable authorized Participants to prepare appraisals, analyses, and other valuations of real property for bona fide clients and customers; by which Participants engaging in real estate appraisal contribute to common databases; and is a facility for the orderly correlation and dissemination of listing information so Participants may better serve their clients and the public. Entitlement to compensation is determined by the cooperating broker's performance as a procuring cause of the sale (or lease).

Section 3. Participation

Any REALTOR® or Non-REALTOR Subscriber of this or any other Board/association who is a principal, partner, corporate officer, or branch office manager acting on behalf of a principal, without further qualification, except as otherwise stipulated in these bylaws, shall be eligible to participate in Multiple Listing upon agreeing in writing to conform to the rules and regulations thereof and to pay the costs incidental thereto. However, under no circumstances is any individual or firm, regardless of membership status, entitled to Multiple Listing Service "membership" or "participation" unless they hold a current, valid real estate license or are licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property. Use of information developed by or published by a Multiple Listing Service is strictly limited to the activities authorized under a Participant's licensure(s) or certification and unauthorized use is prohibited. Further, none of the foregoing is intended to convey "participation" or "membership" or any right of access to information developed by or published by a Multiple Listing Service where access to such information is prohibited by law.

Mere possession of a real estate license is not sufficient to qualify for MLS participation. Rather, the requirement that an individual or firm cooperates means that the participant actively endeavors during the operation of its real estate business to list real property of the type listed on the MLS. "Actively" means on a continual and ongoing basis during the operation of the participant's real estate business. The "actively" requirement is not intended to preclude MLS participation by a participant or potential participant that operates a real estate business on a part-time, seasonal, or similarly time-limited basis or that has its business interrupted by periods of relative inactivity occasioned by market conditions. Similarly, the requirement is not intended to deny MLS participation to a participant or potential participant who has not achieved a minimum number of transactions despite good faith efforts. Nor is it intended to permit an MLS to deny participation based on the level of service provided by the participant or potential participant as long as the level of service satisfies state law.

The key is that the participant or potential participant actively endeavors to cooperate

1443 with respect to properties of the type that are listed on the MLS in which participation is
1444 sought. This requirement does not permit an MLS to deny participation to a participant or
1445 potential participant that operates a “Virtual Office Website” (VOW) (including a VOW that
1446 the participant uses to refer customers to other participants).

1447

1448 Section 4. Supervision

1449 The activities of the multiple listing service shall be operated under the supervision of
1450 Midwest Real Estate Data (MRED) in accordance with the MRED Bylaws and its Rules and
1451 Regulations.

1452

1453 Section 5. Access to Comparable and Statistical Information

1454 Members or subscribers who are actively engaged in real estate brokerage, management,
1455 mortgage financing, appraising, land development or building, but who do not participate
1456 in the multiple listing service, are nonetheless entitled to receive, by purchase or lease, all
1457 information other than current listing information that is generated wholly or in part by
1458 the multiple listing service including “comparable” information, “sold” information and
1459 statistical reports. This information is provided for the exclusive use of members,
1460 subscribers and individuals affiliated with members who are also engaged in the real
1461 estate business and may not be transmitted, retransmitted or provided in any other
1462 manner to any unauthorized individual, office or firm except as otherwise specified in the
1463 multiple listing service Rules and Regulations. Members or subscribers who receive such
1464 information as an association service are subject to the applicable provisions of the
1465 multiple listing service Rules and Regulations whether they participate in the multiple
1466 listing service or not.

1467

1468 **Article XX – Conflict of Interest**

1469 Section 1. Contracts, Sales and Purchases:

1470 (A) Directors, Officers, Committee Members or Employees of the association shall not
1471 be financially interested in any contract made by them in their official capacity on behalf
1472 of the association, nor shall they be purchasers at any sale or vendors at any purchase
1473 made by them in their official capacity on behalf of the association, unless the full nature
1474 and extent of such financial interest and/or status as prospective purchaser or vendor has
1475 first been disclosed in writing to the association.

1476 (B) The association shall authorize, approve or ratify a contract in good faith by a vote
1477 of its members or Directors sufficient for that purpose without counting the vote or votes
1478 of the Directors, Officers, Committee Members or Employees who have disclosed said
1479 interest and who shall be ineligible to vote thereon.

1480

1481 Section 2. Confidential Information.

1482 (A) Directors, Officers, Committee Members or Employees of the association shall not
1483 disclose to any other person confidential information acquired by them in the course of
1484 their official duties or use any such information for the purpose of pecuniary gain in any
1485 manner which is contrary to the best interests of the association.

1486 (B) This section shall not apply to any disclosure made to any law enforcement agency,

1487 nor to any disclosure made pursuant to subpoena or other similar legal process.