

ELKHART COUNTY BOARD OF REALTORS®



2010 Dues

Q: When are annual REALTOR® dues billed and when are they due?

A: The dues are billed mid-to-end of August of each year and mailed to each member. The Principal Broker receives a “Broker Statement” showing the invoices for each agent in that office. Dues this year will be due November 1st and any unpaid invoices as of November 30th will incur a \$75.00 late fee. Any member with an outstanding invoice as of January 25th will have their membership terminated. A \$150.00 reinstatement fee will apply to any membership activation between January 25th and December 31st.

Q: How much are the dues for 2010? How much of the dues go to ECBOR?

A: The 2010 total dues invoice is \$450.50. Local dues are \$180.50, IAR dues \$155.00, and NAR dues \$80.00 with a \$35.00 annual Media campaign assessment.

Q: Can members pay their dues directly to the Board office? Can members use a credit card?

A: The Board does accept direct payments from members. However, some offices want to collect all the payments and then send them together so check with your Broker. The Board does accept Visa and MasterCard. A credit card authorization form can be found at www.ecbor.com by selecting the Dues & Fees – Membership Fees link and in the MLS system – MLS Docs – 2010 Annual Realtor Dues folder. Just complete the form and fax it to the Board office at 574-875-7174.

Q: What happens when an a new member joins after the dues have been billed? Will the new member have to pay the 2010 dues when they join?

A: New members who join prior to November 1st will receive an invoice for their 2010 dues and have the option to pay when they join or prior to the due date. New members who apply after November 1st will pay the 2010 dues along with their application fees and 2009 pro-rated dues.

Q: What should I do if I plan on retiring or leave the business in 2010?

Members leaving the business before December 31st have a couple of options:

A: Option #1 – Don’t pay the dues. However, if you don’t leave the business as planned, you will then pay the 2010 dues plus a \$75.00 late fee through January 24, 2010. Between January 25, 2010 and December 31, 2010, the dues plus a \$150 reinstatement fee will be owed.

Option #2 – Pay your dues on time to avoid the possibility of paying any late fees. If you retire or leave the business before December 31st, notify the Board in writing that you wish to request a refund. Please include your home address. All requests must be received by January 31st and mailed to ECBOR, attn: Kathy, at 57225 Alpha Drive, Goshen IN 46528. Refunds will be issued in February.

Q: What happens if I can't pay the dues on time? Will the Board accept partial payments?

A: This year, members will have an extra 30 days, November 1st, to pay the dues and an additional 30 days, November 30th, before the late fee is assessed. We cannot accept partial payments but we do accept Visa and MasterCard.

Q: I am new in the business and I see a RPAC contribution is included on the annual dues invoice. Can you tell me what RPAC is?

A: RPAC - REALTORS® Political Action Committee is a PAC supported entirely by REALTOR® members; however, the benefits extend to all who benefit from private property rights. RPAC is an insurance policy for the real estate industry as well as all homeowners and its function is to ensure that REALTORS® across the nation have a voice in local, state and national politics. RPAC is our industry's watchdog. We know that members do not have the time to monitor all the rules, regulations and laws that government on every level develops. RPAC is our eyes and ears as well as our unified voice across the nation. Although RPAC is voluntary, we encourage all agents to give as much as possible to ensure our continued success to keep homeownership accessible to all. We include it on the invoice to make it easier for members to contribute.

Q: Who determines how much goes to RPAC? What should I do if I want to pay more?

A: Each year the Board sets an overall goal for RPAC. This year its \$25.00 per member except for those who contributed more last year, then their past year's contribution amount is placed on the invoice. Members can choose to contribute any amount they wish or not at all. Should you choose to pay something different than the amount on the invoice, just note it on the invoice and include it with your payment. Please accept our "thanks" in advance for your contribution

Q: What happens if I don't receive my invoice?

A: Dues are sent out in August each year. The Board office makes many announcements and includes it on the MLS Home page. If members don't receive an invoice by the first week of September, please contact your Broker and the Board Office. If your Broker does not have a copy of the invoice then the Board will follow up and make sure one is issued. Remember, it's your responsibility to pay the dues by the deadline to avoid a fine even if you didn't receive an invoice. Again, the Board office reminds members the dues are due by using the List Serve, emails, MLS Homepage notifications, Membership meeting announcements, and Broker notifications. The dues are an "annual" event that comes around every year at the same time.