



Proposed Bylaw Changes

2020 AGM

Current Bylaw	Proposed Bylaw	Rationale
<p>BYLAW 1 – MEMBERSHIP</p> <p>3. All applicants for membership shall agree in a form satisfactory to the Board of Directors to adopt and abide by the Constitution and Bylaws of the Association and to abide by the REALTOR® Code, Standards of Business Practices, Privacy Code and Principles of Competition.</p>	<p>BYLAW 1 – MEMBERSHIP</p> <p>3. All applicants for membership<u>Members</u> shall agree in a form satisfactory to the Board of Directors to adopt and abide by the Constitution and Bylaws of the Association and to abide by the REALTOR® Code, Standards of Business Practices, Privacy Code and Principles of Competition.</p>	<p>3. This amendment aims to clarify that the standards of conduct apply to all members including REBs, Honorary Life Members, and Other Members and not only Professional Members.</p>
<p>BYLAW 7 – ARBITRATION</p> <p>1. The Board of Directors may appoint as required an arbitration panel ("Arbitration Panel") whose function shall be to adjudicate commission disputes and controversies over financial matters, where:</p> <p>(a) a Member brings a complaint against another Member who is not a member of the same REB;</p> <p>(b)the matter has been referred to the Association by the board of directors of an REB; or</p> <p>(c) one disputing party is not a member but the non-member consents in writing to binding arbitration.</p>	<p>BYLAW 7 – ARBITRATION<u>FINANCIAL DISPUTES</u></p> <p>1. The Board of Directors may appoint as required an arbitration <u>hearing</u> panel ("Arbitration<u>Hearing</u> Panel") whose function shall be to adjudicate commission disputes and controversies over financial matters, where:</p> <p>(a) a Member brings a complaint against another Member; who is not a member of the same REB;</p> <p>(b)the matter has been referred to the Association by the board of directors of an REB; or</p> <p>(c) one disputing party is not a member but the non-member consents in writing to binding arbitration.</p>	<p>Housekeeping: Rename bylaw “Financial Disputes” from “Arbitration”. Financial disputes are the type of issues that are resolved using arbitration. No change in purpose, only terminology.</p> <p>Housekeeping: Rename “Arbitration Panel” to “Hearing Panel” to align with wording in administrative justice initiative. No change in purpose, only terminology.</p> <p>1a. The provincial administrative justice program will deal with all member complaints, not just complaints between members who are in different boards.</p>

<p>2. The Board of Directors and the Arbitration Panel shall be governed by Rules and Regulations established by the Association.</p>	<p>2. The Board of Directors and the Arbitration Hearing Panel shall be governed by Rules and Regulations established by the Association.</p>	
<p>BYLAW 8 – ETHICS AND STANDARDS OF BUSINESS PRACTICE</p> <p>1. The Board of Directors may appoint as required a professional standards panel ("Standards Panel") whose function shall be to investigate and consider the conduct of any Member, where:</p> <p>(a) a complaint is brought by a Member who is not a member of the same REB, or</p> <p>(b) the board of directors of an REB asks the Association to handle a complaint against the Member.</p> <p>2. The Board of Directors and the Standards Panel shall be governed by Rules and Regulations established by the Association</p>	<p>BYLAW 8 – ETHICS, <u>CODE OF CONDUCT</u> AND STANDARDS OF BUSINESS PRACTICE</p> <p>1. The Board of Directors may appoint as required a professional standards panel ("Standards Hearing Panel") whose function shall be to investigate and consider the conduct of any Member, where:</p> <p>(a) a complaint is brought by a Member; who is not a member of the same REB, or</p> <p>(b) the board of directors of an REB asks the Association to handle a complaint against the Member.</p> <p>2. The Board of Directors and the Standards Hearing Panel shall be governed by Rules and Regulations established by the Association</p>	<p>Housekeeping: Rename the bylaws to be more inclusive (adding code of conduct)</p> <p>Housekeeping: Rename "Standards Panel" to "Hearing Panel" to align with wording in administrative justice initiative. No change in purpose, only terminology.</p> <p>1a. The provincial administrative justice program will deal with all member complaints, not just complaints between members who are in different boards.</p>
<p>BYLAW 24 – DEFINITIONS</p> <p>1. In these Bylaws, unless the context otherwise requires, the following words shall have the meaning ascribed:</p>	<p>BYLAW 24 – DEFINITIONS</p> <p>1. In these Bylaws, unless the context otherwise requires, the following words shall have the meaning ascribed:</p> <p>(a) "Act" means the Real Estate Act, R.S.A. 2000, c.R-5 (as amended from time to time); and</p>	<p>Best practice to add the definition of a member in good standing.</p>

<p>(a) "Act" means the Real Estate Act, R.S.A. 2000, c.R-5 (as amended from time to time); and</p> <p>(b) "broker", "license", "licensed", "associate broker", "associate" and "industry member" shall have the meanings of those words in the Act.</p>	<p>(b) "broker", "license", "licensed", "associate broker", "associate" and "industry member" shall have the meanings of those words in the Act.</p> <p>(c) <u>"Good Standing" means a Member which has fulfilled and continues to fulfil the requirements for membership as set out in BYLAW 1, has paid all membership dues as herein provided, and who neither has voluntarily withdrawn from membership nor has had their membership terminated after appropriate proceedings consistent with lawful provisions of these bylaws and the rules and regulations associated therewith.</u></p>	
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