

## MISSION STATEMENT

*We are REALTOR® leaders who improve our communities through industry excellence, ethical business practices, professional development, community outreach, and housing advocacy.*

# REALTOR® MEMBERSHIP



**Michael Orbino**  
2024 President



**Garrett Nelson**  
2024 President-Elect

Dear real estate broker,

You have made an excellent business decision by choosing to affiliate your real estate license with a firm that is part of the REALTOR® organization. 2024 promises to be a challenging year for real estate, but Seattle King County REALTORS® is here to help you succeed and thrive.

The REALTOR® Association is the official trade association of the real estate industry with over 1.5 million members nationwide. This professional organization supports those actively engaged in real estate, and provides its members with the information, tools, and resources they need to be successful.

Our collective achievements throughout the past years have brought about positive, cost-effective changes that impact each of us on a daily basis. The Association's work in legislative advocacy at the local and state levels; our commitment to professional standards and ethical practice; and the impact we have on our communities through service cannot happen without the financial and volunteer support from our members.

This packet has important information about joining the Association and membership benefits. Please do not hesitate to contact the Association office with questions by calling 425-974-1011 or emailing [realtor@nwrealtor.com](mailto:realtor@nwrealtor.com). We have a tremendous staff of association professionals who can provide you with needed information and quickly troubleshoot any problem you may be experiencing.

Best wishes for a prosperous year!

*As a small business owner, I need someone looking out for me and my interests while I'm focusing on serving my clients.*

## **BECAUSE OF REALTORS®:**

- I save \$100s each year on state B&O business taxes.
- I was able to continue my real estate practice and close my transactions 4 days after COVID shut down other businesses in 2020.
- All real estate sales are exempt from the new 7% State Capital Gains Tax, saving my sellers thousands in additional taxes.
- Washington State leads the nation in real estate compensation transparency, protecting my future.
- My sellers pay less in REET for homes sold at less than \$525,000 and are protected from new increases.
- My independent contractor status is protected.
- My sellers can promote their listings with a reasonable number of signs.
- Fair Housing education is now required in Washington State, protecting all classes of buyers from discrimination.
- I can protect my sellers from added costs and delays like energy audits mandated at the point of sale.
- Cities and counties are now required to change zoning laws that will increase the future inventory of affordable housing for my buyers.
- My referral fees are not double-taxed by the State.

***REALTORS® are our industry's best, most ethical professionals, working together to make things better for all of us.***



## MAJOR BENEFITS

*What does membership with the REALTOR® Association get you?*

### EDUCATION

Education is a pivotal step toward selling more homes and meeting annual licensing requirements. We provide REALTORS® with opportunities to distinguish themselves in niche markets and maximize their earning potential by offering more than 100 online and in-class professional development courses at a significant discount.

**Check out the calendar at [www.nwrealtor.com/education](http://www.nwrealtor.com/education).**

### ADVOCACY

Our recent successes in advocating for our members include promoting statewide policies to increase housing inventory, shaping local zoning regulations to allow ADUs and other middle housing, clarifying leasebacks, and advocating for updates to agency laws that increase transaction transparency. We look out for your interests while you are serving your clients.

**Learn more at [www.nwrealtor.com/governmental-affairs](http://www.nwrealtor.com/governmental-affairs).**

### AFFILIATIONS

As a REALTOR®, you get instant access to our affiliate network—banks, mortgage companies, home inspectors, photographers, movers, and more—to help your clients before they sign on the dotted line. Should you need legal advice, you'll enjoy the peace of mind that comes with unlimited access to our no-cost legal hotline.

**Find your business partners at [members.nwrealtor.com/affiliate-directory](http://members.nwrealtor.com/affiliate-directory).**

## POPULAR REALTOR® BENEFITS

Learn more about these and other benefits at [nwrealtor.com/benefits](http://nwrealtor.com/benefits).



FREE LEGAL HOTLINE  
FREE TECH HELPLINE  
LEADERSHIP ACADEMY



REALTOR® INSURANCE MARKETPLACE  
PROFESSIONAL CERTIFICATIONS  
REALTOR® SAFETY PROGRAM

# JOIN THE COMMUNITY

*Membership with SKCR offers excellent opportunities to network with peers. Here are some opportunities that can serve as entry points to your involvement with the REALTOR® community.*

## YPN

The SKCR **Young Professionals Network** (YPN) is the premier young professionals group in the Puget Sound area, providing professional development and networking opportunities for emerging business leaders. YPN hosts regular events throughout the year and invites all affiliated members of the real estate industry to attend.

### Monthly Brunches at the WAC

Usually on the first Wednesday of the month, YPN hosts a networking brunch and invites a guest speaker to share insights into business and real estate practices.

### Get the Edge

Every year in November, YPN invites economist Matthew Gardner to present his forecast of the next year's real estate market and trends.

Learn more at [www.nwrealtor.com/ypn](http://www.nwrealtor.com/ypn).

## VOLUNTEER & NETWORK

### Food Drive

In August, the Affiliate Council hosts a Food Drive to benefit the Rainier Valley Food Bank in the SKCR parking lot, complete with hot dogs and refreshments for donators.

### Food Lifeline

REALTORS® and Affiliates are invited to Food Lifeline HQ in Seattle to package food in the warehouse, followed by a happy hour in the offices. The project is usually in November.

### TREC Project

**The REALTOR® Environmental Council** hosts a work party to clean up trails and open spaces each year in the fall. All are welcome to participate.

Find events at [www.nwrealtor.com/calendar](http://www.nwrealtor.com/calendar).

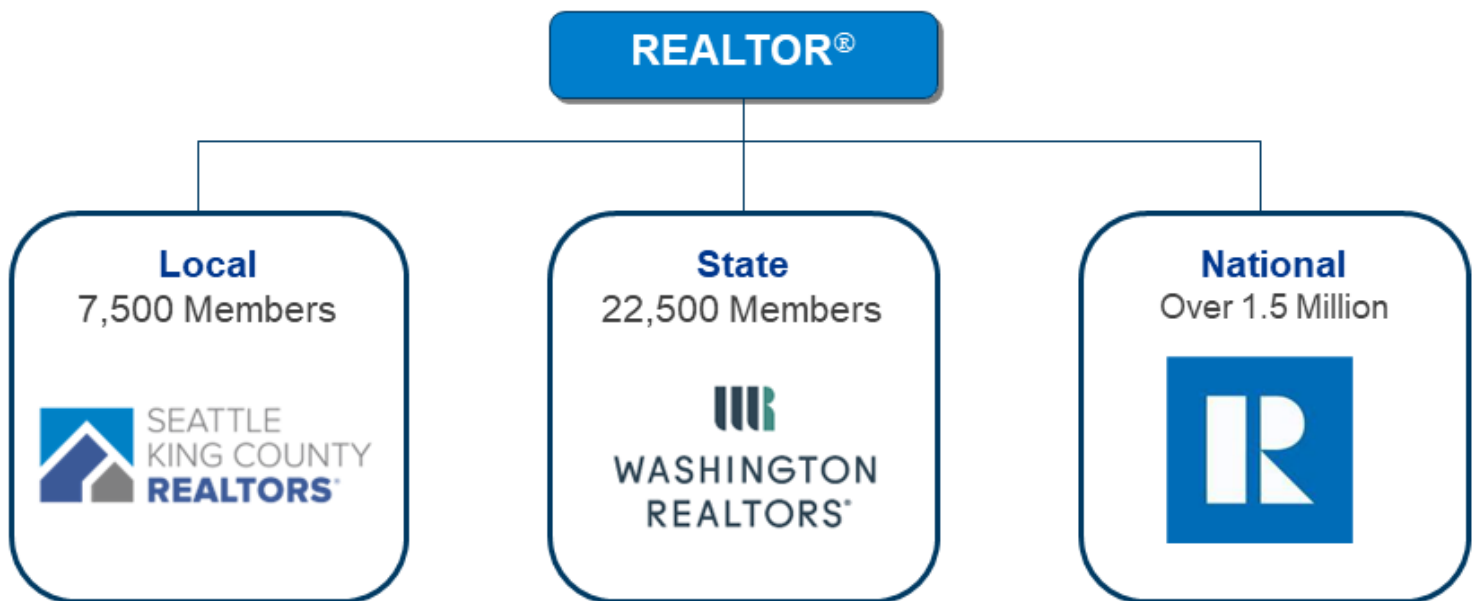
## JOIN A COMMITTEE

Association business and activities are run by volunteer committees. Committees are in charge of interviewing candidates for local office, reviewing scholarship applications, planning association events, reviewing ethics complaints, recruiting and nominating new leadership, and much more! Most committees are open to all members with appointed voting positions.

Learn more and fill out an interest form at [www.nwrealtor.com/committees](http://www.nwrealtor.com/committees).

# ASSOCIATION STRUCTURE

*Called the “Three-Way Agreement,” membership at Seattle King County REALTORS® includes membership in Washington REALTORS® and the National Association of REALTORS®.*



**Membership is by real estate brokerage.** When a Designated Broker becomes a member of the Association, they agree that all of the agents in their firm will be members as well. Likely you are joining as part of your onboarding process with a REALTOR® firm, and you will be asked to renew annually.

## DATES AND DEADLINES TO BE AWARE OF

### mid-September

SKCR begins billing for the upcoming year's membership dues in September. You will receive an invoice by email if you are still affiliating your license with a member firm. Reminders of unpaid invoices will be sent periodically.

### January 1

Membership dues for the upcoming year are due annually on January 1. Payment plans are available before December 31. Late fees are assessed beginning January 10.

## WHERE TO LEARN MORE

**How to Join the Association**

[nwrealtor.com/join-renew](http://nwrealtor.com/join-renew)

**The REALTOR® Difference**

[nwrealtor.com/why-a-realtor](http://nwrealtor.com/why-a-realtor)

**Association Member Benefits**

[nwrealtor.com/benefits-of-membership](http://nwrealtor.com/benefits-of-membership)

**Continuing Education Classes**

[nwrealtor.com/education](http://nwrealtor.com/education)

**REALTOR® Advocacy**

[nwrealtor.com/governmental-affairs](http://nwrealtor.com/governmental-affairs)

**Local Association Leadership**

[nwrealtor.com/leadership](http://nwrealtor.com/leadership)



### Member Portal

*Where all your  
Association business  
gets done*

Once your membership is approved, create a Member Portal account to stay on top of association events and resources:

1. Visit [nwrealtor.com](http://nwrealtor.com) and click “Login” at the top.
2. Click “Create One” next to the sign-in button.
3. Fill in your name and the email address you gave to Seattle King County REALTORS® in your application.
4. Follow the prompts to create a password and log in.
5. Once inside, take a moment to update your directory information and check out the calendar.

## CONTACT INFORMATION

**Seattle King County REALTORS®**

12410 SE 32nd Street, Suite #100  
Bellevue, WA 98005

425-974-1011 | [realtor@nwrealtor.com](mailto:realtor@nwrealtor.com)

**Darla White**

Director of Member Services  
425-974-1015

[dwhite@nwrealtor.com](mailto:dwhite@nwrealtor.com)

[www.nwrealtor.com](http://www.nwrealtor.com)



@skcrealtors



# 2024 REALTOR® Membership Application

REALTOR®    Secondary REALTOR®    Designated REALTOR®

I hereby apply for REALTOR® membership in the Seattle King County Association of REALTORS®. Enclosed is my payment in the amount of \$\_\_\_\_\_, which includes a one-time application fee of \$100. (see page 2 schedule)

I understand annual dues are not refundable even if a member leaves the business, area or member office.

For Office Use Only  
Member #:  
Firm #:  
Member Code:

**Broker Information:** I am a:  Broker    Managing Broker    Designated Broker  
Name (as it appears on your license): \_\_\_\_\_

Nickname: \_\_\_\_\_  
Home Address (Required):  
Street \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_  
RE License # (Required): \_\_\_\_\_  
RE Expiration: \_\_\_\_\_  
Which do you want as your primary mailing address?    Firm    Home  
Have you been a member in any other REALTOR® Assn?    Yes    No   Name of Assn: \_\_\_\_\_

Email (required): \_\_\_\_\_  
Cell phone: \_\_\_\_\_  
Home phone: \_\_\_\_\_  
Home FAX: \_\_\_\_\_  
Web Address: \_\_\_\_\_  
MLS Lag #: \_\_\_\_\_  
DOB (mm/dd/yy): \_\_\_\_\_

**Brokerage Firm Information**

Firm Name: \_\_\_\_\_ Firm Phone: \_\_\_\_\_  
Firm Address: \_\_\_\_\_ Firm FAX: \_\_\_\_\_  
Street \_\_\_\_\_ Firm Email: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_

**If you are a Designated Broker Applicant** - Please include a copy of your DOL Real Estate Firm Application

**Transfer of REALTOR® Membership.** REALTORS® who have paid their current year dues at another Association of REALTORS® and have attached a letter of good standing to this application may qualify for a reduced amount which may exclude State and/or National REALTOR® dues.

Pay by Check, Cash or Charge (see page 2 for pro-rated dues and tax deductibility information)

MC    VISA    DISC    AX #: \_\_\_\_\_ Exp Date: \_\_\_\_\_  
Cardholder: \_\_\_\_\_ Signature: \_\_\_\_\_

As a condition of membership, I agree to abide by the Code of Ethics of the National Association of REALTORS®(NAR), including the obligation to arbitrate any existing or future disputes with another member in accordance with the Association's arbitration procedures. I will complete approved Code of Ethics training classes, as required by NAR. I also agree to abide by the constitution, bylaws, rules and regulations of the local association, the state association and the national association. I consent that the Association, through its membership committee or otherwise, may invite and receive information and documentation about me from any member or other person, and I further agree that any information and comment furnished to the Association by any person in response to the invitation shall be conclusively deemed to be privileged and not form the basis of any action by me for slander, libel, or defamation of character. I agree to receive electronic communications from the Association and to pay annual dues as a condition of my continuing membership.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## REALTOR® Membership – Conditions and Obligations\*

REALTOR® membership is billed on an annual basis, and dues payments include membership in the local, state and National Association of REALTORS®.

All active licensees within a REALTOR® brokerage are billed annually for association dues until their license is released by that office. A licensee who transfers to a non-member (non-REALTOR®) office immediately terminates his/her individual REALTOR® membership. Annual dues are non-refundable.

A REALTOR® brokerage membership requires that all licensees within the office pay annual association dues. If a licensee in a member office elects not to join or elects not to pay dues, then the REALTOR® Designated Broker is billed for and obligated to pay that licensee's dues. Non-payment of dues for any licensee in an office may result in the suspension or termination of REALTOR® membership for that office and inactivating the membership status of all licensees within that office.

If you have a concern about payment of your REALTOR® membership, please discuss this with your designated broker.

\*The term REALTOR® is a federally registered collective membership mark which identifies a real estate professional who is a member of the National Association and subscribes to its strict Code of Ethics. The National Association's Trademark Rules are available at: [www.realtor.org/mmm](http://www.realtor.org/mmm)

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### 2024 REALTOR® New Member Dues Proration Schedule

Refer to the month your license became active in a member firm to find your membership dues.

<b>Month</b>	<b>SKCR</b>	<b>WR</b>	<b>NAR</b>	<b>APP FEE</b>	<b>TOTAL</b>
January	199.00	294.00	201.00	100.00	<b>794.00</b>
February	199.00	272.42	188.00	100.00	<b>759.42</b>
March	199.00	250.83	175.00	100.00	<b>724.83</b>
April	149.25	229.25	162.00	100.00	<b>640.50</b>
May	149.25	207.67	149.00	100.00	<b>605.92</b>
June	149.25	186.08	136.00	100.00	<b>571.33</b>
July	99.50	164.50	123.00	100.00	<b>487.00</b>
August	99.50	142.92	110.00	100.00	<b>452.42</b>
September	99.50	121.33	97.00	100.00	<b>417.83</b>
October	49.75	99.75	84.00	100.00	<b>333.50</b>
November	49.75	78.17	71.00	100.00	<b>298.92</b>
December	49.75	56.58	58.00	100.00	<b>264.33</b>

#### **Income Tax Deductibility of your REALTOR® dues:**

**NAR portion** - \$45.00 and 66% of the balance of the prorated dues amount is deductible.

**WR portion** - \$35.00 is not deductible. 79% of the balance of the prorated dues amount is deductible. Compliance with the Tax Reform Act of 1993, as amended by the Tax Cuts and Jobs Act of 2017, requires that the portion of dues attributable to lobbying and political activities at the Local, State and Federal levels of government be considered nondeductible for income tax purposes. \$89.00 of your Washington Realtors dues and \$51.00 of your National Association of Realtors dues are not deductible for federal income tax purposes. \$35.00 of your Washington State dues will be deposited into the Washington REALTOR Political Action Committee (Washington State RPAC) as a contribution on your behalf, if you would prefer that the \$35 go to issue advocacy purposes instead you may send us an email at [issuesfund@warealtor.org](mailto:issuesfund@warealtor.org) and the required \$35.00 will be directed to our non-PAC state issues fund.