

Four Rivers Association of REALTORS®



The Voice of Real Estate in Payette - Washington - Malheur Counties

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October 30, 2020

Dear Friends, Colleagues, and fellow REALTORS®,

2020 has been, well, an interesting year to say the least. Regarding real estate, it has been an exceptional year, as many of you have experienced.

Your 2021 dues invoices are going to look a little different this year. I apologize for it taking so long to get them to you, but due to some restructuring and to maintain compliance in our charter with the National Association of REALTORS®, we are having to implement a new fee this year. It's a fee that is assessed by the states and varies dollar wise depending on if you are a single licensed agent, or if you are a dual licensed agent. We have been trying to exhaust all options in trying to streamline the payment process, maximizing convenience to you our members, but we finally found out that we aren't going to be able to accomplish the task we had hoped.

With that said, you are going to end up seeing two different invoices this year. The first one you will see is when you login to NAR's website to pay your dues like normal. There you will be able to see and pay for your National, State and Local dues by credit/debit card. You will also be receiving a second invoice from the association (FRAOR) directly for your professional standards fee. Be on the lookout, as those will be delivered to you, by email over the next few business days. Once you receive your Professional Standards invoice, we ask that you please pay it directly to the association office.

If you would like to pay by check this year, you can pay your total dues payment (National, State, Local dues, plus your Professional Standards fee) in one check directly to association office. I will be trying to increase my office hours over the next few weeks to be there in person if you should so choose to bring payment directly into the office, or if it's easier, you can always mail your payment to us. If mailing your payment, please be sure to mail it early enough that we receive it by the close of business on the December 31, 2020 deadline to avoid a late charge.

I would like to ask each of you, what does it mean to you to be a REALTOR®?

As you all know, the REALTOR® brand is a widely known and respected brand as we are the experts in the buying and selling of real property – That's Who We R! As REALTORS®, you belong to not only our local association, but also our state and national association for a variety of reasons.

These reasons include (but are not limited to) networking with peers, creating an inventory of properties through the MLS and RPR, providing REALTOR® Forms (via being a state REALTOR® member),

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discounted, if not free continuing educational opportunities, state, and national exposure, monitoring of governmental affairs and so much more. As REALTORS®, we show support to our colleagues, our local students with scholarship opportunities, local non-profits with grants, and our local community through volunteerism. As you know, one of our most valuable resources is ***our time***. With all of that in mind, a special thank you goes out to all of you for your generosity and participation in **OUR ASSOCIATION** and community events.

Unless you are a brand-new member within our association, I'm sure that you all of you, at one time or another, have heard us talk about Core Standards. For those of you who don't know, six (6) years ago on May 17, 2014, the National Association of REALTORS® mandated a new core standards policy, affecting all state and local Associations across the country. Each year the core standards are reviewed, revised, or updated if necessary and put forth to local and state Associations for compliance. Associations across the country are now bound to adhere to a higher standard of performance in six (6) key areas. These areas are: The Code of Ethics; Advocacy; Consumer Outreach; unification efforts and support for the REALTOR® organization; Technology' and Financial Solvency. Our current compliance cycle ends this year on December 31, 2020. Considering the everchanging stay-at-home and social distancing requirements, NAR is allowing Associations affected by these restrictions, to submit an amended form of this year's compliance requirements. With that said, we are only a couple of events away from final submission of each area of the core standards.

I don't know about you, but I am proud to be able to call myself a REALTOR®! Being a REALTOR® is great, but membership also has its costs. The cost of doing business seems to be never ending and ever increasing. And as most of you are aware, FRAOR has a reserve account in place to protect our organization. Our past boards and staff have been successful in controlling their costs within the management and the running of FRAOR. We wish to thank all boards, both past and present, for their diligent efforts in keeping our costs to a minimum while conducting all necessary business and adding valuable services.

During recent meetings of the Budget Committee, year-end figures and future plans of our Association were discussed. In our current market conditions, we are seeing an increase in membership numbers. This is great in the short term, but with our ever-changing industry, we are always looking for ways to improve the services and benefits we can offer our members, while maintaining a fully functional Association.

In the years that I have been involved with our Board of Directors, I can attest first-hand how much your BOD values your membership in our Association. With that said, we have strived to not increase our membership dues, especially in the years where we have seen an increase in our State and National dues. But, to maintain a fully functional association and not deplete our reserves Rod Panike, 2020 Board of Directors President shared with us the following in the October issue of the Tri-County Tribune:

“ One of the responsibilities of the Board of Directors is to establish the annual budget, and to ensure that FRAOR expenses do not exceed its income. Unfortunately, our expenses for the past couple of years has exceeded our income. Therefore, in an effort to maintain a balanced budget for the coming year the Board has determined that it will be necessary to increase our local dues by \$40 annually. In addition, affiliate dues will be increasing, as will the new member application fee. So please don't feel as though you, as the member, are bearing the entire load. *Rod Panike* ”

To recap, yes, we will see a slight increase in your local Association dues, but we are excited to share with you that you *will* not see an increase in your National nor your Idaho/Oregon State dues for the 2021

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calendar year. Please be sure and read the respective nondeductible dues disclosures for your income tax purposes.

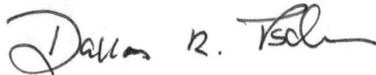
For our Idaho Primary members, you are asked to make a voluntary RPAC investment of \$30.00, but some don't really know what RPAC does to help the communities we live in. RPAC funds are used to: protect our private property rights locally, statewide, and nationally; reduce unnecessary regulations; ensure a fair tax code; and protect the American dream of home ownership. Your RPAC investments matter! By investing in RPAC, whether it's \$30.00, \$300.00 or \$3,000.00 you have helped to extend the National Flood Insurance legislation until September 30, 2021; a full physical year; helped keep the Mortgage Interest Deduction; helped Idaho REALTORS® in creating a First Time Homebuyers' Savings Account; helped REALTOR® friendly candidates get elected to continue to protect private property rights; helped pass legislation regulating HOA practices and SO MUCH MORE. Our goal 2021 goal is a voluntary \$30.00 investment from at least 75% of our membership. Please help us reach our goal! Please INVEST! As a fellow REALTOR® stated a couple years ago, and I have never forgotten it, "it is a small price to pay to protect our paychecks!" (RPAC is a non-partisan PAC that contributes to REALTOR® champions who value property rights and what is right for property owners.)

We are members of an organization that changes peoples' lives, influences local government through our REALTOR® participation and are in a profession that is cost effective to enter and maintain compared to other professions. Our goal for 2021 is to continue to show that the REALTORS® in our local Association are at the heart of each transaction and are trusted professionals. Why you may ask? Well, it's simple – That's Who We R!

Attached you will find both the Idaho and Oregon Dues invoices for your convenience. In conclusion, I would like to say thank you for allowing me to serve as your interim Association Executive and for baring with us as we move forward in making FRAOR the best that it can be and as always, your continued support is always appreciated. I wish you nothing but success in 2021. Should you have any questions, please do not hesitate to ask a board member or myself.

Thank you for your time, and I look forward to an amazing 2021 with you all!

Respectfully,



Dallas Tschida
Interim Association Executive
Four Rivers Association of REALTORS®

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Idaho Dues Billing Invoice
Oregon Dues Billing Invoice

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2021 Four Rivers Association of REALTORS®

IDAHO DUES INVOICE

Deadline: December 31, 2020

Description	Amount
National Association of REALTORS® (NAR) 2021 Dues ¹	\$ 185.00
Idaho Association of REALTORS® (IR) 2021 Dues ²	\$ 180.00
Four Rivers Association of REALTORS® (FRAOR) 2021 Dues	\$ 135.00
RPAC Fair Share ³ (Optional)	\$ 30.00
SUBTOTAL	\$ 530.00
<i>Depending on if you hold an Idaho only license or are dual license Insert the correct professional standards premium below</i>	
Professional Standards Premium (Idaho ONLY Licensee)	\$ 10.00
Professional Standards Premium (Idaho AND Oregon Licensee)	\$ 14.20
IDAHO LICENSEE ONLY TOTAL 2021 DUES	\$ 540.00
IDAHO AND OREGON LICENSEE TOTAL 2021 DUES	\$ 544.20

To pay your Dues and RPAC with a debit or credit card, we ask that you please go to NAR's website at <http://nar.realtor> and click on the "Pay Dues" link in the top right corner of their website.

Please submit your Professional Standards Premium directly to the FRAOR office.

To pay by check, please return your full payment directly to the FRAOR office. Please make sure and write your NRDS number in the memo portion of your check so we can assure that credit is given to the right account.

1. – For 2021, with dues at \$150 per member, NAR computes 38 percent or \$57 to be nondeductible for the member's income tax purposes due to NAR lobbying efforts. Please note that the entire \$35 Consumer Advertising Campaign special assessment qualifies as fully 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. In addition, contributions (including member dues) to NAR are not tax deductible as charitable contributions. However, they may be tax deductible under other provisions of the Internal Revenue Code.

2. – Idaho REALTORS® computes \$28.00 out of \$170.00 to be non-deductible for the member's income tax purposes due to IR lobbying efforts.

3. – Contributions to RPAC are not deductible for federal income tax purposes. Contributions are voluntary and are used for political purposes. The amounts indicated are merely guidelines and you may contribute more or less than the suggested amounts. The National Association of REALTORS® and its state and local associations will not favor or disadvantage any member because of the amount contributed or a decision not to contribute. You may refuse to contribute without reprisal. Your contribution is split between National RPAC and the State PAC in your state. Contact your State Association or PAC for information about the percentages of your contribution provided to National RPAC and to the State PAC. The National RPAC portion is used to support federal candidates and is charged against your limits under 52 U.S.C. 30116.

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2021 Four Rivers Association of REALTORS®

OREGON DUES INVOICE

Deadline: December 31, 2020

Description	Amount
National Association of REALTORS® (NAR) 2021 Dues	\$ 185.00
Oregon Association of REALTORS® (OAR) 2021 Dues	\$ 285.00
Four Rivers Association of REALTORS® (FRAOR) 2021 Dues	\$ 135.00
SUBTOTAL	\$ 605.00
<i>Depending on if you hold an Oregon only license or are dual license Insert the correct professional standards premium below</i>	
Professional Standards Premium (Oregon ONLY Licensee)	\$ 4.20
Professional Standards Premium (Oregon AND Idaho Licensee)	\$ 14.20
OREGON LICENSEE ONLY TOTAL 2021 DUES	\$ 609.20
OREGON AND IDAHO LICENSEE TOTAL 2021 DUES	\$ 619.20

To pay your Dues with a debit or credit card, we ask that you please go to NAR's website at <http://nar.realtor> and click on the "Pay Dues" link in the top right corner of their website.

Please submit your Professional Standards Premium directly to the FRAOR office.

To pay by check, please return your full payment directly to the FRAOR office. Please make sure and write your NRDS number in the memo portion of your check so we can assure that credit is given to the right account.

2021 Oregon Dues Disclaimer

*According to the IRS, OAR and NAR dues are not deductible as a charitable contribution. However, a portion of your dues may be deductible as an ordinary and necessary business expense... less the amount of dues allocated for federal and state lobbying expenses. The amount of dues directed to these operations for 2021 total **\$142.00 dollars** (NAR - \$50 and OAR - \$92.) You should contact your CPA and/or tax professional for specific directions on how this relates to your taxable situation. Regardless of the deductible portion of your dues, the total amount of your annual REALTOR® dues are payable on the due date.*

*A portion of your OAR dues includes a \$50 allocation into the Oregon REALTOR® Political Action Committee (ORPAC). However, you may choose to re-allocate \$50 of your total OAR dues - to either the HOME Foundation or the Issues Mobilization Fund by sending an email message to redirect@oregonrealtors.org and specifying your choice. Any re-direct requests MUST be made within 48 hours of the time dues are paid. Re-direct requests received after the 48-hour time frame of payment will not be honored. Please note, **ORS 316.102 may provide for a credit against Oregon state taxes of up to \$50 per individual or \$100 per joint return for contribution to political committees, including ORPAC.** If you have further questions or concerns, please call 877-283-4116.*

*All REALTOR® members are required to complete a REALTOR® Code of Ethics (COE) course every three years. **The end of the current COE cycle is Dec. 31, 2021.** Failure to complete the course during the applicable period will result in suspension until course completion, regardless of the status of dues payment. Suspension of services includes all local board/association, state association and NAR dues-based services.*

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