

**WASHINGTON REALTORS®
REALTORS® POLITICAL ACTION COMMITTEE
BYLAWS**

**ARTICLE I
NAME AND DEFINITION**

There is hereby established under the applicable laws of the State of Washington a political affairs council. This council shall be known as the REALTORS® Political Action Committee (hereinafter referred to as RPAC). RPAC shall be a voluntary, non-profit, unincorporated council of individual members of the Washington REALTORS®, (hereinafter referred to as WA REALTORS®), and others who may be contributors. The council shall be completely independent of, and not affiliated with any political party, candidate, or political committee. RPAC will remain independent in funding/endorsement decisions within rules and guidelines established by WA REALTORS®.

**ARTICLE II
PRINCIPAL OFFICE AND ADDRESS**

The principal office of RPAC shall be located at 504 14th Avenue SE, Suite 200, Olympia, WA 98501.

**ARTICLE III
PURPOSE**

The purpose of RPAC is:

To coordinate the political affairs and RPAC functions of the WA REALTORS®. The council is empowered to form special committees, task forces, and work groups to accomplish the objectives of the strategic plan and to address issues, programs and activities within the adopted policies and budget.

**ARTICLE IV
ORGANIZATION**

Section 1.

All investments in RPAC from individual members of WA REALTORS® and others shall be maintained in a separate segregated fund of W.A.R.

Section 2.

RPAC shall be governed as set forth in Article IV, Section 4 of these Bylaws.

Section 3.

The REALTORS® Political Action Committee shall supervise and control the REALTORS® Quality of Life Political Action Committee and shall establish and carry out all policies and activities of RPAC.

Section 4.

- A. The REALTORS® Political Action Committee shall consist of a chair, vice chair and treasurer, appointed by the President-elect and Vice President-elect of Government Affairs, for 2 year terms which shall correspond with the legislative election cycle, and 24 voting members, including one member representing the Washington Commercial Association of REALTORS®, who are politically experienced and active with a demonstrated track record, shall serve for rotating two-year terms with each district having two representatives with staggered terms. The WA REALTORS® President, President-Elect, Vice President of Government Affairs, Vice President Elect of Government Affairs, Legislative Steering Chair, Vice President of Information Systems and Vice President of the Education Core Committees, NAR Political Involvement Committee Representative, and RPAC Immediate Past Chair shall serve as ex-officio members. (Ex-officio members are non-voting.)

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|-------------|---|
| District 1: | Seattle-King County |
| District 2: | Kitsap County
Port Angeles
Jefferson County
Sequim |
| District 3: | Snohomish County-Camano |
| District 4: | Orcas Island
San Juan
North Puget Sound
Whatcom County
Whidbey Island |
| District 5: | Tacoma-Pierce County |
| District 6: | Olympia-Thurston County
Grays Harbor
Mason County |
| District 7: | Clark County
Lower Columbia
Lewis County
Mid-Columbia
Portland/Vancouver Commercial |

District 8: Lewis-Clark
Northeast Washington
Spokane
Whitman County

District 9: Grant County
Kittitas County
Moses Lake-Othello
North Central Washington

District 10: Lower Yakima Valley
Tri-City
Walla Walla
Yakima

At Large: Washington State Commercial Association of REALTORS®

In addition, all local association RPAC Chairs will be encouraged to attend all regularly scheduled RPAC meetings. All members of RPAC and ex-officio members shall serve without compensation and shall solicit investments in accordance with the provisions of these Bylaws.

- B. In the event that a National Association of REALTORS® Political Action Committee Trustee or NAR Political Involvement Committee member is a member of WA REALTORS®, said member will serve as an ex-officio member of RPAC and will act in accordance with these Bylaws and the Policies and Procedures of RPAC.

ARTICLE V DUTIES

Section 1.

The REALTORS® Political Action Committee shall review and approve the annual dollar fundraising goals. RPAC shall create, coordinate, and oversee the program, which will be utilized for the fund raising efforts.

Section 2.

The RPAC shall evaluate on a periodic basis the “impact” effectiveness of the funds being expended.

Section 3.

The RPAC shall develop and present political education programs at state/local association meetings. RPAC shall implement all rules, regulations, and activities of RPAC Policies and Procedures and Candidate Interview/Endorsement Policies and

Procedures, including assisting local associations with candidate interviews, endorsement, and support activities.

Section 4.

The RPAC shall coordinate its current and long-term goals, objectives, and programs to be consistent with WA REALTORS®' strategic plan.

Section 5.

RPAC shall adopt and maintain all policies necessary to implement the program. All decisions regarding RPAC policy are subject to review by the WA REALTORS® Executive Committee.

Section 6.

Every November of an even numbered year following the General Election, WA REALTORS® staff shall submit announcement letters to all local boards/associations informing them of expired terms and vacancies of Federal Political Coordinator (FPC) positions within their respective congressional districts. The announcement letter will also request that all local boards/associations solicit qualified REALTOR® members as candidates for the vacant FPC positions. Interested members shall mail or fax their completed applications to WA REALTORS® staff no later than a pre-announced, mid-December date. WA REALTORS® staff shall receive these applications and convey the names of the candidates to the REALTORS® Political Action Committee.

It is the responsibility of the Committee to review the list of candidates for vacant FPC positions and forward their recommendations to the WA REALTORS® President for appointment. See FPC selection procedures.

In the case of an unexpired term, the same procedure shall apply, however, action to fill the position should be coordinated in conjunction with a scheduled Committee meeting.

Section 7.

The Leadership Project is an annual activity aimed to increase investments to RPAC. Members of the following committees are asked to invest a minimum of \$100 to fulfill the requirements of the Project:

Current Executive Committee
Current State Board of Directors (excluding inactive Past Presidents)
Local Association Presidents
Local Association RPAC Chairs/GA Chairs
Legislative Steering Committee
RPAC Trustees
FPC's
Key Contacts

The list of members who have not invested the required amount is published in June at the directive of RPAC, so that Trustees have an opportunity to contact members and encourage them to invest.

Completion of the Leadership Project is one of the requirements for the Lawrence Mabry Award.

*Though not necessary for completion of the Leadership Project, members of the Executive Committee are highly encouraged to become Major Investors.

Section 8.

Key Contact Selection Criteria

Local associations are responsible for the appointment of Key Contacts. Local associations are encouraged to ask the elected official which REALTOR® member they recommend as their Key Contact, or identify members who worked on the elected official's campaign. Local associations may appoint a team of members to serve as key contacts for each elected official.

To serve as a key contact, a person must:

- Be a registered voter if they are a US citizen.
- Reside within the legislative district in which the appointment is made, whenever possible..
- Have, or be willing to establish, a working relationship with the legislator and meet as often as necessary with them and /or their staff.
- Meet at least once with the legislator during the interim to discuss REALTOR® issues of importance.
- Respond to WA REALTORS®' Calls to Action and inform state association staff of his or her legislator's response to Calls to Action.
- Must attend Legislative Day in Olympia and serve as a group leader in meetings with his or her legislator.
- Must attend the WA REALTORS® key contact briefing and training sessions.
- Assist in the presentation, whenever possible, of RPAC contribution checks to his or legislator.

It is also **highly recommended** that Key Contacts make a minimum \$100 investment or pledge to RPAC on or before Legislative "Hill" Day.

If a Key Contact is unable, or fails to fulfill the necessary requirements, the RPAC Chair in conjunction with the Vice President of Government Affairs may remove and replace the Key Contact, with guidance from the local association.

ARTICLE VI
PARTICIPATION, INVESTMENTS, AND DISTRIBUTION OF FUNDS

Section 1.

Any member of WA REALTORS®, and any other class of persons approved by the REALTORS® Political Action Committee, and permitted by the laws of the United States and the State of Washington, shall be eligible to invest in RPAC. The REALTORS® Political Action Committee has the right to refuse any investment in RPAC.

Section 2.

Accepted annual investments for recognition purposes shall be classified as follows:

1. Political Survivor - \$25 annually (WA REALTORS® designation only).
2. Professional Investor - \$60 annually (WA REALTORS® designation only).
3. Century Club Member - \$100 annually (WA REALTORS® designation only).
4. Capitol Club Member - \$250 annually (WA REALTORS® designation only).
5. Political Visionary - \$500 annually (WA REALTORS® designation only).
6. Sterling "R"– (NAR designation) Makes an investment of \$1,000 in one calendar year. First time investors will receive personally engraved plaque and new pin annually from NAR.

Sterling R investors can sustain membership for \$1,000 annually and will receive a Sterling R lapel pin with diamond chip for each year a member sustains. Investor will receive recognition at all NAR National Meetings (NAR designation)

7. Crystal "R" Investor - (NAR designation) \$2,500 for first time investors. Investors will receive a Crystal R lapel pin and engraved Crystal award. (First time contributors only) Benefits also include an invitation to the NAR President's Reception held during the Midyear meetings in Washington, DC in addition to special recognition at selected NAR events.

Crystal "R" Investor can sustain their membership for \$1,500 annually. This contribution level does not warrant additional diamond chips for lapel pins.

8. Golden "R" Member - (NAR designation) \$5,000 for first time investors. Golden "R" investors will receive a Golden R pin and spinner award. There are three Golden "R" sustaining levels. Benefits also include an invitation to the NAR President's Reception held during the Midyear meetings in Washington, DC and an invitation to a private Golden R Reception held during NAR's Annual Convention. Members also receive special recognition at selected NAR meetings.

Sustaining Golden "R" - \$5,000 investment. Sustaining Golden "R" investors at this level must have made the initial investment of \$5,000 for the Golden R membership. They will receive a new GR pin with a diamond chip for each year they give full \$5,000. Benefits also include an invitation to the NAR President's Reception held during the Midyear meetings in Washington, DC and an invitation to a private Golden R Reception held during NAR's Annual Convention. Members also receive special recognition at selected NAR meetings.

Sustaining Golden "R" No Pin - (2002 & Beyond) Sustaining Golden "R" investors at this level must have made the initial investment of \$5000 for the Golden R membership with an additional \$2000 annually to sustain. However, sustaining investors at this level will not receive a new GR pin. Benefits also include an invitation to the NAR President's Reception held during the Midyear meetings in Washington, DC and an invitation to a private Golden R Reception held during NAR's Annual Convention. Members also receive special recognition at selected NAR meetings.

Section 3.

All investments shall be completely voluntary. Investments shall not be solicited or secured by physical force, job discrimination, financial reprisals or threats thereof.

Section 4.

RPAC has the authority to expend REALTORS® Political Action Committee and Quality of Life Political Action Committee funds.

Section 5.

No investment in RPAC shall be accepted and no expenditure shall be made by or on behalf of RPAC at any time when there is a vacancy in the office of both the RPAC Chair and RPAC Treasurer. Investments can be accepted and expenditures made when the RPAC Vice Chair is serving in the position of RPAC Chair.

Section 6.

All investments in RPAC shall be in the form of immediate payment money, defined as cash, personal or corporate checks, money orders, cashier's checks, on a personal MasterCard or VISA Credit Card, or by automatic checking account deduction.

Section 7.

In any year, any amount raised by local associations will be divided among National, the State, and local associations. The percentage distributed to each entity will be determined by the REALTORS® Political Action Committee with approval by the Executive Committee and the Board of Directors. Corporate investments will be divided only between the state and local associations.

Section 8.

Requests from local associations for local candidates shall be subject to approval from the local association President and local interview team chair or the appropriate governing body of the local association and State RPAC Trustee.

At the end of every odd year, half of the remaining balance in every local association RPAC account shall be deposited into the Local RPAC General Account, not including any funds set aside by the local association for targeted races. Local Associations who deplete their local RPAC account, but need additional assistance with their local races, may apply to the RPAC Trustees for funds from the Local RPAC General Account.

Section 9.

No investments shall be received for or in connection with any federal election, except that transfers may be made to the National Association of REALTORS® Political Action Committee.

**ARTICLE VII
STANDING COMMITTEE**

Appointments to the REALTORS® Political Action Committee shall be made for two year terms, except in situations when an appointment is made to fill an unexpired term, in which case the appointment shall be made for the duration of the unexpired term. No council member shall serve more than three consecutive two-year terms. The WA REALTORS® President, Vice President of Government Affairs, Vice President of Education, Vice President of Information Systems, Immediate Past RPAC Chair, NAR REALTOR® Political Involvement Committee and the Chair of WA REALTORS® Legislative Steering Committee shall be ex-officio members of the committee during their appointed terms. All appointees shall be a current investor in RPAC by Hill Day at the Century Club level or greater when appointed, as well as during their term.

Section 1.

In the case of expired terms, local associations or interested individuals in the district may submit names to the Government Affairs Staff who will forward the names to the WA REALTORS® President-elect and Vice President-elect of Government Affairs for appointment. Vacancies are appointed by the current President and the Vice President of Government Affairs.

If all those individuals listed above have been identified and contacted and have declined, then any willing candidate who has invested \$100 cumulatively to RPAC may be considered for appointment.

Section 2.

The presidents of each local association in the affected district will be notified of a vacancy prior to appointment.

Section 3.

An RPAC Trustee will automatically be removed from office upon the suspension, revocation or un-renewed expiration of either his/her Washington real estate license or WA REALTORS® membership. Any member with two unexcused absences in a calendar year may be removed by the WA REALTORS® president at his/her discretion, upon recommendation by the RPAC Chair. Any trustee who publicly opposes an endorsement made by RPAC, the Statewide Interview Team or the local interview team, may be removed by the WA REALTORS® president, upon recommendation by the RPAC Chair.

Section 4.

RPAC shall cooperate and enter into agreements with the National Association of REALTORS® pending ratification by the WA REALTORS® Board of Directors.

Section 5.

Trustees serving at the time these Bylaws are amended shall continue for the duration of their terms for which they were originally elected or appointed.

Section 6.

Actions of the REALTORS® Political Action Committee shall be governed by Policies and Procedures referenced herein. These policies are attached to this document.

ARTICLE VIII VOTING

Section 1:

Any RPAC Trustee may call for a weighted vote based on total dollars invested per district at the end of the previous RPAC year. (Effective 11/15/10).

Section 2:

Decisions by the Statewide Interview Team shall be by a 60% supermajority regarding endorsing, not endorsing, or dual endorsing any candidate.

ARTICLE IX
OFFICERS

Section 1.

The officers of RPAC shall be a Chair, Vice Chair, and Treasurer.

Section 2.

The RPAC Chair shall be appointed by the president-elect from among the current and past RPAC members with at least six month's experience. The Chair shall serve for a term of two years, which shall correspond with the legislative election cycle. The Chair shall not serve for more than two consecutive terms. The Chair shall preside at all meetings of RPAC.

Section 3.

All meetings shall be conducted according to Association policy and Robert's Rules of Order, as amended.

ARTICLE X
BOOKS, RECORDS AND FINANCES

Section 1.

The RPAC Treasurer shall supervise the keeping of the correct and complete books and records of account. The RPAC financial records shall be audited or reviewed at least once a year. The auditor shall be named by the WA REALTORS® Treasurer, with the approval of the REALTORS® Political Action Committee.

Section 2.

The fiscal year of RPAC shall be from January 1 to December 31.

Section 3.

The funds of RPAC shall be deposited to the credit of RPAC in such bank or other depository as the RPAC Treasurer may select with the advice and approval of the WA REALTORS® Treasurer.

ARTICLE XI
AMENDMENTS TO BYLAWS

These Bylaws may be amended or repealed and new Bylaws may be adopted at any meeting of the REALTORS® Political Action Committee by affirmative vote of at least twelve (12) of the members of the Committee, provided that at least seven (7) days prior

written notice of the substance of the proposed amendments, or of intent to repeal and adopt new Bylaws, shall have been given each trustee of the Committee.

ARTICLE XII
DISSOLUTION

In the event of dissolution of the REALTORS® Political Action Committee, the REALTORS® Political Action Committee and the Quality of Life Political Action Committee, residual funds will be disposed of by an equal contribution to the Republican and Democratic State Central Committees.