**Action Items Approved by the PS Committee (and BOD, as Necessary) May 2024. (Note: Changes to the Code of Ethics are effective January 1 after their adoption; the Delegate Body will vote on Article 4 in November.)**

**Motion Passed**

1. To amend Article 4 of the Code of Ethics as follows, (underscoring indicates additions, strikeouts indicate deletions):

***Article 4***

*~~REALTORS® shall not acquire an interest in or buy or present offers from themselves, any member of their immediate families, their firms or any member thereof, or any entities in which they have any ownership interest, any real property without making their true position known to the owner or the owner’s agent or broker. In selling property they own, or in which they have any interest, REALTORS® shall reveal their ownership or interest in writing to the purchaser or the purchaser’s representative. (Amended 1/00)~~*

*REALTORS® who have a present ownership interest in property for sale or lease, or contemplated interest to purchase or lease property, must disclose in writing the existence of such interest to all parties to the transaction prior to a party signing any agreement.*

1. To amend Standard of Practice 4-1 as follows, (underscoring indicates additions, strikeouts indicate deletions):

***Standard of Practice 4-1***

*~~For the protection of all parties, the disclosures required by Article 4 shall be in writing and provided by REALTORS® prior to the signing of any contract. (Adopted 2/86)~~*

*The present ownership interest in property for sale or lease, or contemplated interest to purchase or lease property, includes transactions in which REALTORS®:*

1. *represent themselves*
2. *represent a member of their immediate family*
3. *represent their firm or any broker or agent thereof*
4. *represent an entity in which the REALTOR® or member of their immediate family has a legal interest.*

**3.** To add a new Standard of Practice 4-2 that reads as follows, (underscoring indicates additions, strikeouts indicate deletions):

***Standard of Practice 4-2***

*REALTORS® are not required to disclose the identity of the client or customer, nor the specific nature of the interest referred to in Article 4, but must disclose that an interest exists.*

**Motion Passed:**

To amend Number 6 under “Respect for Property” in Pathways to Professionalism as follows, (underscoring indicates additions, strikeouts indicate deletions):

*Obtain permission from appropriate parties (e.g., listing broker) before photographing, videographing, or streaming the interiors or exteriors of properties, or allowing others to do so.*

**Motion Passed:**

To amend Part One, Section 6 and Part Seven, Section 31 of the *Code of Ethics and Arbitration Manual* as follows, (underscoring indicates additions, strikeouts indicate deletions):

*Appeals or procedural review proceedings shall not be recorded in any manner, including, but not limited to, use of a stenographer, court reporter, etc., by the Board or the parties.*

**Motion Passed:**

To amend Part Two, Section 14(i) of the *Code of Ethics and Arbitration Manual* as follows, (underscoring indicates additions, strikeouts indicate deletions):

*(i) Members may also be required to cease or refrain from continued conduct deemed to be in violation of the Code, or to take affirmative steps to ensure compliance with the Code, within a time period to be determined by the hearing panel. Where discipline is imposed pursuant to this subsection, the decision should also include additional discipline (e.g., suspension or termination of membership) that will be imposed for failure to ~~comply~~ document compliance by the date specified, and to continue to comply for a specified period not to exceed three (3) years from the date of required compliance. (Adopted 05/14)*

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**Motion Passed:**

1. To amend Part Four, Section 21(e) of the *Code of Ethics and Arbitration Manual* as follows, (underscoring indicates additions, strikeouts indicate deletions):

*Complainants may withdraw their complaints at any time prior to adjournment of the ethics hearing. However, if complainant withdraws the complaint after transmission of the Grievance Committee’s decision to forward the complaint to a hearing and prior to adjournment of the ethics hearing, the complainant may not resubmit the complaint on the same matter. If complainant withdraws the complaint before transmission of the Grievance Committee’s decision to forward the complaint to a hearing, the complainant may resubmit the complaint on the same matter so long as it is filed within the 180-day filing deadline as defined in this Manual. If a complaint is withdrawn by the complainant after the Grievance Committee determines the complaint requires a hearing, ~~it~~ the complaint and response will be referred back to the Grievance Committee to determine whether a potential violation of the public trust (as defined in Article IV, Section 2 of the National Association’s Bylaws) may have occurred. Only where the Grievance Committee determines a potential violation of the public trust may have occurred may the Grievance Committee proceed as the complainant. (Amended 5/16)*

1. To amend Part Four, Section 21(f)(3) of the *Code of Ethics and Arbitration Manual* as follows, (underscoring indicates additions, strikeouts indicate deletions):

*In the event that the complaint scheduled for a hearing is from a member of the public who refuses or is unable to attend the hearing and who has not requested a continuance in writing or who has not been granted a continuance, the complaint and response shall be referred back to the Grievance Committee. If the Grievance Committee determines that there is sufficient information for a Hearing Panel to consider (i.e., that there is clear, strong, and convincing proof), the complaint shall be amended to name the Grievance Committee as complainant and the hearing shall be continued to a new date. The respondent shall be provided with a copy of the amended complaint in such cases. (Revised 5/12)*