Amendments to the Chicago Association of REALTORS® Bylaws

Summary of Changes

08/12/2026

Purpose of Review

Each year, the Chicago Association of REALTORS® (CAR) conducts a review of its Bylaws to ensure they remain up to date and aligned with industry standards. Regular review is critical to maintaining a strong governance framework, allowing us to proactively address changes in the real estate industry and ensure clear and consistent policies in our governing documents.

Overview of Amendments

There are three amendments being proposed:

1. **Article XII – Board of Directors**

   Following a review of CAR's governance structure, informed by three years of participation in the American Society of Association Executives (ASAE) Exceptional Boards program, CAR's broader Governance Excellence initiative, Board feedback, the Board Self-Assessment, review of CAR's current governing documents, and a recommendation from the Board Composition Presidential Advisory Group, the first amendment reduces the overall Board of Directors composition from 20 to 15 Directors, with a staggered implementation plan that begins in 2027 for Fiscal Year 2028.

   The amendment preserves regional representation, maintains automatic Board representation for the CommercialForum Committee Chair and Public Policy Coordinating Committee Chair, reduces the President-Elect REALTOR® appointments from two to one and replaces the current President-Elect appointed non-voting Affiliate position with the opportunity for up to one Affiliate Member to serve as a voting At-Large Director, and reduces the number of At-Large Directors from eleven to eight. The amendment also authorizes a temporary 2-year expansion of the At-Large Director count should CAR acquire or merge with another association in the future.

   To ensure the At-Large Directors that serve staggered 2-year terms are balanced in size, the transition will happen over two election years. In the 2027 election, only 4 At-Large Directors shall be elected, temporarily allowing 9 At-Large Directors and a total director count of 16. And in the 2028 election, only 4 At-Large Directors will be elected, bringing the At-Large Director count to 8 and the total director count to 15.

   After the transition, the Board shall be comprised of:

   - 3 Officer Directors: The President, President-Elect, and Secretary/Treasurer
   - 1 Immediate Past President
   - 8 At-Large Directors serving staggered 2-year terms, at least one of which shall be from each of the regions depicted in the regional map of the policy manual and up to one may be an Affiliate member.
   - 1 Public Policy Coordinating Committee Director
   - 1 CommercialForum Committee Director
   - 1 President-Elect Appointed Director who shall be a REALTOR® member

2. **Article XVIII – Multiple Listing Service (MLS)**
   The second amendment expands MLS participation eligibility to also include real estate professionals holding a current, valid real estate license by an appropriate state regulatory agency in Illinois or in another state who is a principal, partner, corporate officer, or branch office manager acting on behalf of a principal and to any professional licensed or certified by an appropriate state regulatory agency in Illinois or in another state to engage in the appraisal of real property.

   Following MRED's changes to its Operating Agreement earlier this year, this bylaw amendment allows CAR to offer MLS access as a standalone subscription to eligible brokerages and appraisers without requiring REALTOR® membership. MLS Only is a subscription for MLS access and does not include REALTOR® membership or its associated benefits.

3. **Nominating Committee Composition (Article XIII – Election of Officers and Directors)**
   The third amendment adds CAR's Secretary/Treasurer-Elect as an automatic member of the Nominating Committee. This increases the committee's total membership from 12 to 13 and helps ensure incoming officers have the opportunity to participant during the nomination process.