

ValleyMLS Bylaws – Full Side-by-Side Comparison

This document provides a comprehensive side-by-side comparison between the current ValleyMLS Bylaws (as of 2023/2024) and the Working Copy Draft (2025). All known changes are included.

Section	Current Bylaws (2023/2024)	Working Copy Draft (2025)	Key Change
Mission	Not included	Explicit mission statement added	New section
Governing Documents	Not detailed	MLS must conform at all times to NAR governing docs	New section
Name	ValleyMLS.Com, wholly owned by HAAR	Same	No change
Purpose	Focus on blanket unilateral offers, cooperation, appraisal data sharing	Broader description including cooperation, correlation, dissemination	Expanded language
Service Area	Defined by BOD	Same	No change
Participant – REALTOR®	Must be broker/appraiser; must actively cooperate; VOW included	Clarifies nondiscrimination and 'actively' requirement	Clarified
Participant – Non-REALTOR®	Must offer/accept compensation	Must offer/accept cooperation (compensation term removed)	Shift in language
Commercial Members	Allowed with no sanctions; dues required	Same	No change
Change of Status	Allowed with no fee	Same	No change
Application for Participation	Form required; agreement to follow bylaws	Same	No change
Discontinuance of Service	30-day notice; reapply after 8 months or pay back dues if earlier	Same	No change
Subscribers	Includes brokers, sales associates, appraisers, staff; fee waiver exceptions	Expanded to explicitly include unlicensed admin, assistants, trainees	Clarified scope
Service Charges	Set by BOD	Same	No change

Governance – Officers	HAAR BOD appoints MLS Chair & Co-Chair; HAAR officers serve as MLS officers; HAAR CEO as MLS CEO	ValleyMLS President, HAAR President, HAAR President-Elect, Treasurer. ValleyMLS President has qualifications. CEO ex-officio non-voting	Structural overhaul – ValleyMLS President replaces Chair/Co-Chair
Board of Directors	Association reps: 1 per 100 members (HAAR max 12); 12 elected at-large; HAAR Pres ex-officio non-voting; Immediate Past Chair voting ex-officio	12 At-Large Directors (staggered elections), Officers, Association reps, HAAR Past Pres non-voting, CEO non-voting	New staggered election model
Terms of Office	2 years, max 3 terms, 2-yr break after	Same limits but staggered elections phased in	Revised structure
Duties of Officers & Directors	Chair presides, Co-Chair backup, HAAR Treasurer handles finances, HAAR CEO as ValleyMLS CEO	ValleyMLS President presides; HAAR President supports; CEO manages MLS	Redefined roles
Expenditures	BOD cannot exceed \$1,000 unbudgeted; ¾ vote to increase; member approval >\$25k and multi-year >\$75k	BOD may approve >\$25k (¾ vote); members vote on budget, >\$50k non-budgeted, ≥\$75k multi-year	Raised thresholds
Removal of Officers	2/3 BOD vote; officer can speak in defense	Formal petition process + Past Presidents hearing panel, BOD 2/3 vote; reasons listed (e.g., harassment, breach of confidentiality)	Much more detailed
Removal of Directors	2/3 BOD vote; director can speak in defense	Same expanded process as Officers	Aligned removal process
Required Attendance	Absence from 2 meetings = automatic resignation; Board votes on excused absences	Removed from bylaws	Dropped (likely moved to policy)

Annual Meeting	Held in October; HAAR BOD sets time/place; Non-REALTOR® may attend as observers only	Same month, but bylaws, budget, and financials must be presented; 7-day advance agenda required	More structured
Special Meetings	Called by Chair, BOD, or 20% REALTORS®; 7-day notice	Called by Chair, BOD majority, or 10% REALTORS®. Emergency = 24-hour notice with $\frac{3}{4}$ BOD approval	Lower petition threshold, emergency rule added
Quorum & Voting	Quorum = members present; majority vote passes	Same	No change
Meetings of BOD	Chair or majority may call; quorum = majority; majority vote required	Same	No change
Presiding Officer	Chair presides; Co-Chair backup; if absent, HAAR President	ValleyMLS President presides; HAAR President as backup	Updated roles
Electronic Business	Electronic meetings allowed	Same	No change
Action Without Meeting	Written unanimous consent by all Directors	Same	No change
Committees	Chair appoints, HAAR confirms; only REALTORS serve	ValleyMLS Pres appoints, BOD confirms; lists Compliance, Policy, Forms, Technology, Caravan	Committees codified
Committee Responsibility	Outlined in Policies document	Still outlined in Policies; mentions workgroups as needed	No major change, added workgroup option
Fiscal Year	Calendar year	Same	No change
Amendments	2/3 Participants & Subscribers + HAAR BOD approval	Majority vote + HAAR BOD approval. 7-day notice. Immediate effect unless stated. Adds mandatory adoption of NAR MLS policy updates	Lower threshold, NAR mandate compliance
Dissolution	Assets to HAAR (Shareholder)	Same	No change

Indemnification & Insurance	Not included	New article indemnifies officers, directors, employees; insurance allowed	Entirely new
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