



## **Tennessee REALTORS® Political Action Committee Bylaws**

Adopted September 12, 1980, and amended at various times,  
up to and including October 16, 2023

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# Tennessee REALTORS® Political Action Committee

## BYLAWS

(Adopted September 12, 1980, and amended  
at various times up to and including October 16, 2023)

### ARTICLE I Name and Definition

The name of this committee is the Tennessee REALTORS® Political Action Committee, hereafter RPAC. It is a voluntary non-profit committee of individual REALTORS® and others, and is not affiliated with any political party.

### ARTICLE II Purpose

RPAC shall be organized and operated exclusively for the purposes of soliciting contributions and making contributions for the purpose of supporting REALTOR® champions in the State of Tennessee; supporting grassroots and direct lobbying efforts of Tennessee REALTORS®; providing, through an established framework, funding for local associations to use in local elections, fundraising and political activity; assisting members of Tennessee REALTORS® in organizing themselves for more effective political action; positioning REALTORS® to successfully navigate ever changing political environments with the goal of promoting and protecting private property rights and homeownership for all Tennesseans and otherwise doing any and all things necessary to support the public policy agenda of the Tennessee REALTORS®, in accordance with federal and state laws.

### ARTICLE III Membership, Dues, Contributions, and Disbursements

#### Section 1. Members

Membership shall be available to any REALTOR®, his or her spouse, members of his or her immediate family, and others.

#### Section 2. Candidates for Membership

Candidates for membership may be rejected by the Board of Trustees.

#### Section 3. Dues

Dues shall be:

Active Member	\$15.00 annually, or as otherwise determined by the Board of Trustees
99er Member	\$99.00 annually
Capitol Club Member	\$250.00 annually
Bronze R Member	\$500.00 annually
Sterling R Member	\$1,000.00 annually
Crystal R Member	\$2,500.00 initially, and \$1,500.00 annually thereafter
Golden R Member	\$5,000.00 initially, and \$2,000.00 annually thereafter
Platinum R Member	\$10,000.00 initially, and \$5,000.00 annually thereafter

#### Section 4. Contributions and Disbursements

Contributions to RPAC shall be subject to the approval of the Board of Trustees and its funds shall be disbursed at their discretion.

### ARTICLE IV RPAC Board of Trustees

#### Section 1. Composition

The Board of Trustees shall consist of twenty-one (21) members. In addition, the President, and President-Elect of Tennessee REALTORS® and the state's National representatives for RPAC Major

Investor Council and RPAC Participation Council shall serve as ex-officio members without voting privileges. In the event any individual holding the aforementioned positions is also an active Trustee at the time, then the individual does have the right to participate and vote as a Trustee.

#### Section 2. Duties

The Board of Trustees shall have general supervision and control over the affairs and funds of RPAC and shall establish and carry out all policies and activities of RPAC. The Board of Trustees shall report directly to the Executive Committee of Tennessee REALTORS® and shall provide the Executive Committee with a written report detailing activities and actions of the Board of Trustees as often as the Executive Committee shall require within its sole and absolute discretion. The members of the Board of Trustees shall serve without compensation.

#### Section 3. Selection and Terms

Trustees shall be appointed by the President of the Tennessee REALTORS®. The President shall strive to have one member from each local association serving as a Trustee. One third of the Trustees shall serve for a three-year term, one third for a two-year term, and one-third for a one-year term. Succeeding appointments shall be for three-year terms. Vacancies shall be filled by the President. Appointments shall be made on a bipartisan basis.

#### Section 4. Affiliation

The Board of Trustees may cooperate and contribute to national, other state and local political action committees.

#### Section 5. Absences

Any Trustee missing two, duly called meetings in a calendar year, unless they have an excused absence, shall immediately vacate his or her position as a Trustee and a successor shall be appointed by the President.

### **ARTICLE V Officers**

#### Section 1. Designation, Election, and Terms

The general officers of the Board of Trustees shall be a chair, vice chair, and a treasurer. The officers, with the exception of Secretary, shall be elected by the Board of Trustees from among the members of the Board and be affirmed by the Tennessee REALTORS® Executive Committee. Officers shall serve for a term of one year. No officer shall serve for more than two successive terms. The Chief Executive Officer of Tennessee REALTORS® shall serve as Secretary for as long as the individual holds the Chief Executive Officer title.

#### Section 2. Chair

The chair shall preside at meetings of the Board of Trustees.

#### Section 3. Vice Chair

The vice chair shall preside at the meetings of the Board of Trustees and officiate for the chair during the chair's absence or at the chair's request. The vice chair shall succeed to the office of chair should a vacancy occur and serve until a replacement is appointed. Following the term, the vice chair will assume the role of chair. In the event the Vice Chair does not wish to assume to role of chair, a new election shall be held to fill the position of Chair.

#### Section 4. Treasurer

The treasurer shall be elected by the Board of Trustees from among the members of the Board and shall review all books, records and funds of RPAC as necessary for proper operation of RPAC, present financial statements to the Board of Trustees and shall provide reports of the financial condition of RPAC to the Executive Committee upon request.

#### Section 5. Secretary

The Chief Executive Officer of Tennessee REALTORS® shall serve as Secretary and shall not be a Trustee. The Secretary shall be the custodian of all books, records and funds of RPAC and shall collect all dues and other funds of RPAC, disburse all monies in accordance with these bylaws and the

instructions of the Trustees, keep full and accurate accounts, and prepare, sign and file all reports to governmental authorities required by law or directed to be filed by the Board of Trustees. The Secretary shall give such bond as may be fixed by the Board of Trustees, the premium on such bond to be paid by RPAC. The Secretary may designate senior staff to serve as administrators of RPAC.

## **ARTICLE VI Meetings**

### Section 1. Annual Meeting

The Board of Trustees shall meet during and in conjunction with the Tennessee REALTORS® annual spring conference.

### Section 2. Additional Meeting

Each year, there will be a minimum of one additional meeting to be called by the Chair.

### Section 3. Special Meetings

Special meetings may be called from time to time by the chair or at the request of twelve (12) members of the Board of Trustees.

### Section 4. Quorum

Twelve (12) Trustees shall constitute a quorum. No business shall be conducted without a quorum present.

### Section 4. Electronic Meetings

Trustee meetings may be held via videoconference, teleconference, web conference or email.

## **ARTICLE VII Committees**

### Section 1. Fundraising Committee

#### 1(a) Purpose

The Committee's purpose is to serve as a resource to Tennessee REALTORS® in achieving the national, state, and local RPAC goals. The Committee's objective is to build membership participation through educating Tennessee REALTORS® members on the purpose of RPAC and find innovative and new ways to raise RPAC participation and funds. The Committee shall encourage active participation in the annual RPAC campaign.

#### 1(b) Composition

The Fundraising Committee shall consist of Ten (10) Trustees. The following shall serve as ex-officio members of the Fundraising Committee: RPAC Trustees Chair, Vice Chair and Treasurer as well as the state's National representatives for RPAC Major Investor Council, YPN and RPAC Participation Council. In the event any individual holding the aforementioned positions is also an active Trustee placed on the Fundraising Committee at the time, then the individual does maintain the right to participate and vote as a Trustee.

#### 1(c) Compensation

The members of the Committee shall serve without compensation, however, the Committee Chair and Vice Chair shall set a budget annually to cover speaking engagements should the local association be unable to cover travel costs. Eligible items for reimbursement are mileage, lodging and meals following submission of expense reports.

### Section 2. Disbursement Committee

#### 2(a) Purpose

The Disbursement Committee shall be a group of non-partisan and politically knowledgeable members which make key decisions on financial support for candidates in state-level offices. In addition, the

Committee will oversee the financial well-being of RPAC and review and approve certain funding for local associations to use to support candidates for local offices.

2(b) Composition

The Disbursement Committee shall consist of Ten (10) Trustees and the RPAC Trustees Chair, Vice Chair and Treasurer shall serve as ex-officio members.

Section 3. Committee Makeup

The RPAC Trustees Chair shall determine which RPAC Trustees serve on which Committee each year. The RPAC Trustees Chair shall strive to avoid having two members from the same association serve on the same Committee to the greatest extent possible.

Section 4. Committee Officers

The RPAC Trustees Chair shall appoint a leader of each Committee. The Leader shall have the sole discretion to choose which Committee members shall attend events on behalf of the Committee. The Leader has the authority to call any meeting and shall preside over the meetings. In the event the Leader is unable to preside over the meetings, the RPAC Trustees Chair shall preside.

**ARTICLE VIII  
Books, Records and Finances**

Section 1. Books and Records

RPAC shall keep accurate and complete books and records of accounts. RPAC's books shall be stored at Tennessee REALTORS® and audited at least once a year. The auditor shall be named by the Secretary.

Section 2. Fiscal Year

The fiscal year shall begin on January 1, and end on December 31.

Section 3. Banks and Deposits

Contributions to RPAC shall be deposited within ten (10) days of receipt to the credit of RPAC in such banks or other depositories as the Board of Trustees may select.

**ARTICLE IX  
Amendments to Bylaws**

These Bylaws may be amended or replaced by any new Bylaws that may be adopted at any meeting of the Board of Trustees by affirmative vote of at least two-thirds of those members present and voting; and any amendments, modifications, and new Bylaws so adopted are subject to the approval, in writing, by the Executive Committee of Tennessee REALTORS®.