



Southern Vermont Board of REALTORS®

January 2014 News

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SVBR Membership Meeting

Thursday, March 20
Hermitage Inn
West Dover

8:30am - 9:30am
Breakfast Meeting

10:00am - 12:15pm
CE Class
"It's the Contract"
2 CE Credits

[Register Now](#)

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President's Message

Welcome to 2014 ! As we enter a new year, it's time to take stock of your personal business. Have you accumulated enough Continuing Education Credits and the Mandatory Course to renew your license? If you're a couple credits shy of the requirement, check out the March 20 member meeting at the Hermitage for 2 CE credits and learn all about the Purchase and Sale Contract at "It's The Contract, Know It" a new course Co-Sponsored by Vermont Realtors. If you need more than just a couple of credits, the Spring Symposium is back at the Equinox in Manchester and you can get 6 CE credits there!

Speaking of CE credits and education, I've heard comments about a misconception that there are not enough opportunities for members in the southern part of the state to earn CE credits. John McPherson undertook an analysis of CE classes given across the state and presented his findings to the SVBR Board.

By dividing the state into "North" and "South" and defining "South" as Crown Point, Rutland, South Central, Southern Vermont and Windsor County Boards of Realtors, there are approximately 582 Realtors to be found in the South and 927 in the North, or 39% in the South and 61% in the North.

Looking at all CE classes that were given in 2013, 21 (42%) were given in the South and 29 (58%) were given in the North (using the same geographic definitions). From this quick analysis, it appears that the distribution of classes is proportionate to the number of Realtors in each region.

SVBR members have been very fortunate to be able to receive up to 6 CE credits each year at no charge at our member meetings and not all Boards can offer such member benefits.

Vermont Realtors is working hard to build a curriculum of new and fresh CE class content and instructors throughout the state, but it takes time to build. I ask for just a little more patience with VR as they work to build this curriculum. It's important to keep in mind that if you see a class offered in the "North" that you've never heard of before may be a class that VR is "taking out for a test drive," and depending on how the instructor and materials are reviewed by the students, the class may or may not be rolled out state-wide.

Keep in mind that SVBR offers at least 6 CE credits at no charge to members each year at member meetings, and Vermont Realtors is now offering the Spring Symposium in southern Vermont each year with at least 6 CE credits available. That's 24 CE credits available during each

license renewal period - and half of them are free, and include a pretty nice (and free) breakfast!!

I encourage you to direct any questions about education to our Education Director, John McPherson, who is doing an incredible job bringing education classes to our member meetings.

Join us March 20, and stay warm until then !

Troy Richardson
President 2013-2014
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Troy@TroyRichardson.com

ZipForms Plus Now Available for SVBR Members

The Agreements have been signed, and ZipForms Plus is now available for you to use at no charge.

First, if you have been using TrueForms, you will need to convert to ZipForms. Just follow the instructions on your screen when you log into TrueForms to convert your documents to ZipForms and then start logging into ZipForms.

Bookmark the site www.ZipformsOnline.com to go directly to the proper site to login.

To set up a new ZipForms Plus account, go to www.zipforms.com and go through the order process using your NRDS number to verify membership. Once verified, you will be granted access to ZipForms Plus and Digital Ink.

If you want to download the ZipForm Standards Product, you can order it from the online store for \$49.95. If you purchased the ZipForms product during the last 90 days of 2013 and you would like a refund you can call the help desk, and press option 4 in order to speak with the Order Line, and ask for a refund to be processed to your account.

If you are having trouble with ZipForms, there is a ZipForms Help desk to assist you. Please call 866-693-6767 to reach the ZipForms Help Desk.

"It's the Contract - Know It" Class Offered at March Meeting

We'll be offering a 2 CE credit class at the March 20th Membership Meeting. "It's the Contract - Know It" is a new course offered to real estate professionals.

To understand the entire process of how a real estate transaction works, it is vital that the licensee comprehends the order of the process and why the process works.

This course utilizes the new Vermont Realtors® purchase related contracts, reviews the changes that have been made which are

paramount to the success of the transaction and ultimately transfers the ownership of the property.

There is no charge for SVBR Members to attend, but pre-registration is required.

[Register Here for the March Meeting and CE Class](#)

VREC Rules Change for New Licensee Continuing Education

The Vermont Real Estate Commission approved changes to the Rules that affect new licenses. The new Rules went into effect on September 1, 2013.

As of September 1, 2013 all licensees must get 16 hours of continuing education during the two year license renewal cycle. One exception was made for this renewal cycle: Anyone licensed between June 1, 2013 and September 1, 2013 will only be required to have the 4 hour mandatory course.

The reason for the grandfather clause is that under the old rules a licensee (licensed as of June 1) only had to take the 4 credit mandatory. Under the new rules which came into effect for Sept. 1, 2013, all 16 credit hours are now required. The VREC recognizes that more notification should have been given to new licensees thus, grandfathering the licenses that became licensed in between June 1 and when the new rules were adopted on September 1.

To read the complete Rules and Statutes go to [Vermont Real Estate Commission](#) website.

Changes Made to NAR's REALTOR® Emeritus Status

At their May 2013 Spring Meeting, the National Association of REALTORS® made changes to the REALTOR® Emeritus program. Any person who has held membership in the National Association as a REALTOR®, REALTOR-ASSOCIATE®, or a combination of both, for a cumulative period of 40 years in one or more Associations of REALTORS® is eligible.

In 2015 the following changes will apply: The criteria for becoming a REALTOR® Emeritus in 2015 will require at least one year of serving on a national committee, which includes serving as a Director, or serving as a Federal Political Coordinator (FPC). A provision allowing for state or local association service in lieu of national service for eligibility for National Emeritus status, was approved. This provision will be sunset after 2019.

The dues waiver does not take effect until the following 'dues season.' For example, members approved as Emeritus at the Midyear Legislative Meetings & Trade Expo or REALTORS® Conference & Expo meetings in 2014 would have their dues waived starting in 2015 since dues are due and owing by the local associations as of Jan. 1 each year.

It is the responsibility of the REALTORS® to keep their records. The next deadline for application before the new requirements begin is April 2, 2014. If you believe you qualify for REALTOR® Emeritus status, please contact SVBR's AE Kathy Sweeten at kathy@vtrealstate.com.

The following SVBR Members have already been granted REALTOR® Emeritus status:

Penelope Arms
John Berkley
Erich Hoyer
Frederick Jenness
Donald Long
Morrison John Morrison

For more information, visit svtrealtors.com.

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