

Q I just joined the Association a few months ago and paid a whole bunch of fees. I thought I had paid everything — Why do I have new charges on my account?

A UCAR's Billing Cycle runs from September 1 – August 31, but we bill for the next year's Dues beginning in May. New Members who join between January – May have only paid for the current Billing Cycle, as follows:

- \$425 one-time new member fee
- Pro-rated UCAR fees for the remaining months of the current Billing Cycle (month joined through August)
- UAR's pro-rated fees for the remaining months of current Billing Cycle (month joined through December)
- NAR Dues for the remaining months of current Billing Cycle (month joined through December)
- NAR Ad fee for current year (NOT pro-rated)

You're being billed again because it's time to pay Dues for next year. The good news is if you stay up to date on your Annual Dues, this is the only time it'll work out this way.

Q I've decided to take a break from real estate. Do you have a Leave of Absence Policy?

A Yes. Members who know they will be taking a break from activity at UCAR but would like to return later can file a **Leave of Absence** at a cost of \$75 per year, for **up to 3 years**. Those who neglect to file a Leave of Absence will be assessed accordingly, based upon when they return:

- Those who return within a year will be assessed the \$350 Reactivation Fee in addition to their Annual Dues
- Those who return after a year or longer will be treated as a New Member and be assessed the \$425 New Member Fee, in addition to their Annual Dues.

Q Can I get a refund on my Dues if I'm getting out of real estate?

A Refunds are not granted once the current Billing Cycle for UCAR and/or UAR and NAR has begun. However, if an agent has paid her Annual Dues and the next Billing Cycle has *not* begun, she can receive a full refund for the amount she paid toward the next Billing Cycle. (See Scenarios in Fees & Refunds for examples).

Q Why was I charged a late fee?

A Annual Dues must be paid by 5:00 PM on June 30th to avoid a \$30 Late Fee. If Dues continue to remain unpaid by 5:00 PM on July 31st, an additional \$30 Late Fee will be assessed. Late Fees will be assessed beginning at 5:00 PM on Late Fee Deadlines. If the deadline falls on a weekend, the Late Fee will be assessed on the next business day.

Q I don't want to pay the NAR fees. Can I exclude them?

A No, it's a package deal; in order to maintain REALTOR® membership (and call yourself a REALTOR®), members must pay local, state, and national association dues and assessments.

Q What are my fees to the NAR paying for?

A A large portion of the NAR fees go to Advocacy for federal, state, and local policy initiatives that strengthen the ability of Americans to own, buy, and sell real property sustainably. The remaining amount goes to Technology, Events & Networking, Legal and Risk Management, Education, and the REALTOR® Brand. A more comprehensive breakdown can be found at: <https://www.nar.realtor/membership>

FEES & REFUNDS



NEW MEMBER FEE

A one-time fee of \$425 is assessed to all new members in addition to their yearly dues.

Note: Anyone who has been Inactive for at least one year will be treated as a New Member upon their return and will be required to pay the \$425 New Member Fee in addition to their annual dues. Members who are leaving but know they will be returning may file a Leave of Absence (see below).

LATE FEES & NON-PAYMENT PENALTIES

Annual Dues must be paid by 5:00 PM on June 30th to avoid a \$30 Late Fee. If Dues remain unpaid by 5:00 PM on July 31st, an additional \$30 Late Fee will be assessed. If the member does not pay their Annual Dues and additional Late Fees by August 31st, the agent's designated broker becomes responsible to either pay the dues for the agent or terminate the agent's membership no later than 5:00 PM on August 31st. If the agent is not terminated from the office and the agent's dues are not paid, all members of that office could be suspended from the MLS until payment is made or the agent is terminated.

Late Fees will be assessed beginning at 5:00 PM on the Late Fee Deadlines. If the deadline falls on a weekend, the Late Fee will be assessed the next business day.

REACTIVATION FEE

Terminated agents who wish to reactivate must pay their Annual Dues and a \$350 Reactivation Fee. If a terminated agent desires to come back after a year has passed since the agent went inactive, the agent will be considered a New Member and will revert back to the New Member fee structure.

LEAVE OF ABSENCE FEE

Members may take a Leave of Absence for up to three years. They will be assessed a non-refundable fee of \$75 per year of Leave. This is an important step if Agents wish to avoid the \$350 Reactivation or \$425 New Member Fee upon their return.

SUPRA ACCESS / LOCK BOXES

Supra Key access is one of the perks of being a member of UCAR. New members must complete the 3-hr Code of Ethics course to be eligible for Supra. Once the course is completed, the member will sign a key holder agreement at the UCAR office. Lock boxes can be purchased from the UCAR office.

MLS & DIVISION FEES

UCAR does not collect fees for the MLS or Utah Division of Real Estate. Members should expect to be billed through those organizations separately.

REFUNDS

Refunds are not granted once the current Billing Cycle for UCAR and/or UAR and NAR has begun. However, if an agent has paid their Annual Dues but the next Billing Cycle has not begun, they can receive a full refund for the amount they paid toward the next Billing Cycle.

1. Agent Amazing pays her Dues on June 15th, but decides to go inactive on August 12th. She would be eligible for a full refund of her UCAR, UAR, and NAR Annual Dues.
2. Agent Awesome pays his Dues on June 28th, but then decides to go inactive on October 9th. He would be eligible to receive a refund for his UAR and NAR Dues, since their Billing Cycles begin the following January. Because the current Billing Cycle for UCAR began September 1st, he would not receive a refund for his UCAR dues.
3. Agent Ambitious paid her Dues on June 1st, then decides on January 14th of the next year that she's ready to pursue her dream of becoming a Forest Ranger and goes inactive immediately. She would not be eligible for a refund of any of the Dues, but her newfound love of the Shrew-mole makes up for it.
4. Agent Ashorttimeago is the new kid on the block and just got licensed. On March 13th he joined UCAR and paid the following:
 - \$425 one-time New Member Fee
 - Pro-rated UCAR Dues for April – August of the current year
 - Pro-rated UAR and NAR Dues for April – December of the current year
 - NAR Ad Fee of \$45 (not pro-rated) for current year

In May, he is billed the following and pays it happily Online and OnTime™, because this being a REALTOR® thing is freakin rad:

- Full UCAR Dues for September – August of the next year
- Full UAR and NAR Dues for January – December of the next year
- \$45 NAR Ad Fee for next year