

Tucson Association of Realtors®

A timeline of historic events ...

1908: The National Association of Real Estate Boards (“NAREB”) was founded.

1913: NAREB adopted the Code of Ethics and requires all Realtor members to subscribe to and abide by the ideals and standards of practice it embodies.

1921: The first Arizona State Real Estate License Law became effective.

1921: The Real Estate Board of Tucson (“REBT”) was granted a Charter by NAREB.¹ All prospective new members had to be approved for admission by 100% of the existing membership. All business was voted on by the entire membership.

1923: The first attempt at a “Multiple Listing Service” was made. It failed after a few months.

1924: NAREB adopted Article 34 into the Code of Ethics, which stated: “A Realtor should never be instrumental in introducing into a neighborhood a character of property or occupancy, members of any race or nationality, or any individuals whose presence will clearly be detrimental to property values in that neighborhood.”

1925: There were 23 licensed Brokers and 38 licensed Salesmen in Tucson.²

1933: REBT made its first residential vacancy survey and reported 495 vacancies.

1934: REBT’s second residential vacancy survey reported 241 vacancies.

1935: REBT adopted a rule which required “that earnest money forfeited by a purchaser should be divided equally between the seller and the broker, after deducting necessary expenses incurred, such as title charges.”

1938: NAREB President Harry Culver visited Tucson (this was “a first”).

¹ 4/27/1921

² From the Directory of Real Estate Brokers and Salesmen, issued by the State Real Estate Department

1938: The REBT and the Bar Association entered into a negotiated settlement which prohibited “drawing documents” outside of in-house transactions (to do so was “practicing law without a License”).

1941: REBT established “new limits” on the commission rates which could be charged.³

1942: REBT adopted a rule “that all residential leases contain a mandatory cancellation clause for active-duty military personnel who were transferred.”

1942: The use of joint tenancy deeds with the right of survivorship became a legal vesting instrument in Arizona.

1943: REBT passed a rule against “selling to negroes north and east of an irregularly designated line, nor in any block in which there were no negro owners.”

1944: The requirement for new members was relaxed to a vote of 75%. New members had to read the entire Code of Ethics to the other members at their first meeting.

1944: REBT passed a rule which required “that escrow fees on contracts of sale be divided equally between buyer and seller.”⁴

1945: The Arizona State Association of Real Estate Boards (“ASAREB”) was chartered by NAREB.⁵

1946: ASAREB changed its name to the Arizona State Association of Boards of Realtors (“ASABR”).

1946: REBT amended the bylaws to create Associate memberships.⁶

1946: Past President Jesse Taylor was elected to serve as President of ASABR.

³ “10% on the first \$10,000 and 5% on the balance of the purchase price.”

⁴ Before that, the seller paid the entire fee along with other sale expenses.

⁵ Primarily due to support provided by the Phoenix and Tucson Boards. REBT and Phoenix Boards along with the Prescott Area Association were the first three members (all becoming members upon the grant of Charter by NAREB).

⁶ Now called an “Affiliate” membership.

1946: REBT, for the first time, required new members to take a formal educational course, not to exceed four months.⁷

1947: There were 10 local boards in the state.

1947: D.C. Williams was appointed as the first Commissioner of the Arizona Department of Real Estate (“ADRE”).

1948: REBT created a \$2,000 fund to educate the public on the use and meaning of the term “Realtor.”

1948: The initiation fee was raised from \$50.00 to \$100.00.⁸

1948: The REBT bylaws were changed to provide for our first Board of Directors.⁹

1948: Past President James H. Hearon was elected to serve as President of ASABR.

1948: Past President James H. Hearon was the first member of our Board to be awarded membership in Omega Tau Rho, NAREB’s honorary fraternity.

1948: The membership increased to a total of 55.

1949: The terms Realtor® and Realtors® were registered with the United States Patent and Trademark Office.¹⁰

1950: REBT appointed its first Grievance Committee.

1950: NAREB appointed Past President M.B. Hodges as chairman of a committee that fought a Bill in Congress, (supported by the Administration), which sought to broaden rent control to include commercial properties.¹¹

1950: William Cox was appointed as the Commissioner of the ADRE.

⁷ New members were granted “Provisional Membership” until they passed the course and final examination.

⁸ Adjusted for inflation, that would be \$1,358.34 today.

⁹ Before this, all business had to be voted on by the entire membership.

¹⁰ Sept. 13, 1949, and Jan. 10, 1950, respectively.

¹¹ The legislation was decisively defeated primarily due to the efforts of Realtors® all over the country.

1950: REBT began funding a per diem reimbursement for those local members who served on the "Washington Realtors® Committee" to aid in carrying on the important work of this committee.¹²

1950: NAREB amended Article 34 of the Code of Ethics to remove the "race or nationality" language: "A Realtor® should never be instrumental in introducing into a neighborhood a character of property or use which will clearly be detrimental to property values in that neighborhood."

1950: REBT approved expending \$500 to help fight a City of Tucson Charter Amendment which sought to dramatically expand low rent public housing under the guise of "slum clearance." The Committee for Home Protection, which was opposed to the matter, was chaired by Realtor Roy P. Drachman¹³. The voters overwhelmingly rejected the Amendment by a 6 to 1 margin.

1951: NAREB informed REBT that all of Pima County was our exclusive jurisdictional territory.

1951: The first inter-board meeting of REBT and the Phoenix Boards was held in Tucson.

1952: The Pima County Board of Supervisors passed the first County Zoning Ordinance.

1952: Past President C.F. Kampmeier was elected to serve as President of ASABR.

1952: The University of Arizona, for the first time, offered a real estate course as a major.

1953: Roy P. Drachman was appointed to serve on the Executive Council of the REALTORS® Washington Committee.

1954: REBT created a separate entity for the operation of a Multiple Listing Service and provided for an annual budget of \$6,045 for the following year.

1955: REBT approved a new rule which required the removal of all "for sale, rent or lease" signs from all improved residential property.

¹² The Washington Realtors® Committee was tasked with lobbying elected officials, raising money, and forming positions on national legislation. The per diem amount was five (\$5.00) dollars.

¹³ "Public Housing Costly, Fails to Clear Slums, States Foe" Arizona Daily Star 23 Sep 1950 - Page 3.

1956: Past President Orson Secrist was elected to serve as President of ASABR.

1957: REBT approved an amendment to the bylaws raising the approved commission rate from 5% to 6%.¹⁴

1958: ASABR changed its name to the Arizona Association of Realtors® (“AAR”).

1958: REBT’s first “Realtor® of the Year” award was presented to Stewart M. Winter.

1959: REBT rented its first office space to conduct business.¹⁵

1959: REBT’s name was changed to the Tucson Board of Realtors®, Inc. (“TBR”)

1959: The TBR bylaws were changed to include individual members.¹⁶

1959: TBR’s first “Life Membership” award was presented to Past President Edward VanderVries.

1959: Past President Matt Batka was elected to serve as President of AAR.

1960: TBR's offices were moved to 2030 East Broadway (Room 211).

1960: A “Traders Club” was started with Lloyd E. Beal as Committee Chairman. The entity was formally recognized (but not sponsored) by TBR.¹⁷

1960: The Pima County Conference of Lawyers and Realtors® was created (consisting of 5 members of the Bar appointed by their President, and 5 Realtors® appointed by our President. The Presidents of each organization Co-chaired. The purpose was to try and achieve agreement on what REALTORS® could and couldn’t do to avoid “practicing law without a License.”¹⁸

¹⁴ At the very next membership meeting, another amendment was passed limiting the 6% rate to the first \$50,000 and 5% on the balance.

¹⁵ 1029 N. Swan Rd.

¹⁶ Prior to the change, only partnerships or corporations could be members.

¹⁷ The Committee eventually split away (before 1972) from TAR and renamed itself “Tucson Real Estate Exchangers (“TREE”).” In 2021, TREE rebranded itself once again into the “Arizona Real Estate Exchangers (“AZREX”).

¹⁸ It was just a matter of time before a lawsuit was filed which sought to prevent real estate licensees from writing real estate contracts (which was eventually appealed to the Arizona Supreme Court). This information was confirmed by the Honorable Chief Justice Stanley Feldman (retired Chief Justice of the Arizona Supreme Court).

1960: J. Fred Talley was appointed as the Commissioner of the ADRE.

1961: Inez McCord was the first woman from TBR to be granted membership in NAREB's honorary fraternity, Omega Tau Rho.

1961: Past President Matt Batka was endorsed by TBR, and then served, as a Director on the NAREB Board.

1961: The Women's Council ("WCR") of the Tucson Board of Realtors®, Inc. was formed.

1961: The Arizona Supreme Court ruled that licensed Real Estate Brokers and Agents were practicing law without a License when they engaged in the practice of writing contracts and other documents related to the sale or lease of real property.

1962: Past President Stewart Winter was elected to serve as President of AAR.

1962: Arizonans overwhelmingly approved, (by a 4 to 1 margin), Article 26 to the Arizona Constitution¹⁹ granting the right to licensed Real Estate Brokers and Agents to write contracts and documents related thereto.

1964: President Lyndon B. Johnson signed into law the Federal Civil Rights Act, which ended segregation in public places and banned employment discrimination on the basis of race, color, religion, sex or national origin.

1965: Mario Yrun was the first Hispanic man to be elected President of TBR.

1965: Past President Keith Winn was elected to serve as President of AAR.

1967: Roy P. Drachman was elected to serve as President of the American Society of Real Estate Counselors.²⁰

1968: President Lyndon B. Johnson signed into law the Federal Civil Rights Act of 1968 (aka, "the Fair Housing Act") which prohibited discrimination in the sale, rental, or financing of housing based on race, religion, national origin, and sex.

¹⁹ AAR drafted the Article 26 language, was responsible for getting the citizens initiative (Prop 103) on the ballot (no less than 50,000 signatures had to be gathered to place the measure on the ballot), and organizing the campaign in favor of adoption in spite of vigorous opposition by the State Bar Association.

²⁰ What is now called the Counselors of Real Estate ("CRE").

1969: Past President Bud Krones was elected to serve as President of AAR.

1969: NAREB formed the REALTORS® Political Action Committee (“RPAC”).²¹

1970: TBR published a “Suggested Brokerage Schedule” of fees to be charged for real estate transactions. Board members were instructed to “bear in mind this schedule was furnished as a guideline and a tool only, and not an attempt to set rates, nor are these schedules for the use of the public.”²²

1970: Article VIII to TBR’s bylaws, which provided for an Arbitration Committee and a Grievance Committee to review ethics complaints, was approved by the membership.

1971: Deeds of Trust were passed into law in Arizona and quickly replaced mortgages as the preferred security instrument by lenders.

1972: Pre-licensing classroom hours mandated by ADRE increased to 45.²³

1972: The NAREB’s changed its name to the National Association of REALTORS® (“NAR”).

1972: The Southern Arizona Chapter of Institute of Real Estate Management (IREM®) was organized.

1973: ADRE mandated Continuing Education (“CE”) became law (12 hours every two years) and the Hogan School of Real Estate opened in response.

1973: NAR changed the name of the Realtors® Washington Committee to the REALTORS® Legislative Committee.

1974: TBR approved the first Residential Deposit, Receipt and Agreement and Counter-Offer forms for use by its members.

1974: Past President Charles P. Roberts was elected to serve as President of AAR.

²¹ RPAC picked up steam after the passage of the 1971 Federal Election Campaign Act, which allowed groups to tap their treasuries and operate a Political Action Committee (“PAC”).

²² Due to antitrust laws, this publication was later discontinued.

²³ Prior to that, the requirement was 30 hours.

1974: NAR repealed Article 34 of the Code of Ethics and replaced it with Article 10, which stated: “The REALTOR® shall not deny equal professional services to any person for reasons of race, creed, sex, or country of national origin. The REALTOR® shall not be a party to any plan or agreement to discriminate against a person or persons on the basis of race, creed, sex, or country of national origin.”

1974: President Gerald R. Ford, signed into law The Real Estate Settlement Procedures Act (RESPA) which sought to “protect homeowners by assisting them in becoming better educated while shopping for real estate services, and eliminating kickbacks and referral fees which add unnecessary costs to settlement services.”

1975: The United States Department of Justice requested that TBR produce any information from January 1970 forward related to commissions, fees, or schedules of suggested rates. They also requested information on whether any action had been taken against any member for failure to comply with a fee structure. No further action was taken.

1975: The purchase of a new REALTOR® office building at 651-653 N. Swan was approved.

1975: TBR stepped into the modern age and began “computerized” dues billing for the first time.

1975: Robert “Bob” Spear was hired as the Board’s Executive Officer. Prior to Mr. Spear’s administration, the Executive Officer was Roy Huffman.²⁴

1975: William Penn was appointed as the Commissioner of the ADRE.

1975: AAR began distribution of its first Residential Purchase Contract.²⁵

1976: TBR approved hiring a “Legislative Specialist” to research a tax rate issue and advise the Board.²⁶

1977: Florence Johnoff was the first woman to be elected President of TBR.

²⁴ Mr. Huffman’s hire date is indeterminate and no information exists regarding any earlier Executive Officers.

²⁵ It was two pages including escrow instructions.

²⁶ This was a precursor to what later became a full-time position (“Government Affairs Director”).

1978: TBR ceded territorial jurisdiction to The Green Valley Association of REALTORS® (“GVAR”) so that it could conduct business as a separate entity.

1978: TBR’s first Affiliate of the Year award was presented to Alyce Ayres.

1980: TBR initiated the purchase of a vacant lot at 1622 N. Swan Rd. for the construction of a new REALTOR® office building.

1980: The approved Purchase Agreement was one page (two-sided) form, available from the Board for \$2.50 (for 50 copies).

1980: The hours required by the ADRE to obtain a salesperson’s license increased from 45 to 90 and a broker’s license from 90 to 135 hours. The CE requirement for relicensing remained at 24 hours.

1981: A petition was signed by 125 members requesting detailed information about the proposed TBR owned MLS. Members wanted to know what services would be offered, how much they would cost, and whether the new MLS would be offering any services currently provided by a privately owned MLS which many members already subscribed to.

1981: Past President Budd Krones was elected as NAR Treasurer.

1982: The Lake Pleasant Association of REALTORS® became the 24th local Association to be chartered in Arizona by NAR (and concurrently the 24th member of AAR).²⁷

1983: TBR sold the building at 653 N. Swan Road and moved into its new location at 1622 N. Swan. A portion of the new building was rented to Omni Escrow.²⁸

1984: The Tucson Board of REALTORS Multiple Listing Service (“TBRMLS”)²⁹ was incorporated and opened for business.

1985: The Southern Arizona Chapter of Certified Commercial Investment Members (“CCIM”) was organized. George Larsen served as it’s first President.

²⁷ Beginning in 1984 there were a series of association dissolutions (3) and then a flurry of mergers (most of which were in the late 2010’s). At the time of this writing, there are currently 14 local Associations in the state and the author predicts this trend will continue until there are, at most, a handful statewide.

²⁸ Past President Bill Sullivan acted as the General Contractor.

²⁹ A wholly owned subsidiary of the Tucson Association of REALTORS®, Inc.

1985: The first attempt to create an “all REALTOR® Board” was made.³⁰

1986: President Rich Johnson and Board member Russell “Rusty” Long Co-Chaired a Task Force to investigate the pervasive problem of homeless women with children in our community.³¹

1986: Joe Sotelo was appointed as the Commissioner of the ADRE.

1986: Past President Budd Krones received the Distinguished Service Award from NAR.

1986: Jennifer Miller was hired as TBR’s first Government Affairs Director (“GAD”).³²

1987: TBR adopted the “Builder/ Broker Code of Mutual Understanding.”

1987: The Hearth Foundation was incorporated. The mission of the Hearth Foundation was to provide shelter and transitional housing for economically disadvantaged homeless women with children. The Board informally provided financial and staff resources to help launch the Foundation.

1987: TBR and the Southern Arizona Home Builders Association (“SAHBA”) started the “Does Your Job Depend on Growth?” Campaign.³³

1987: Greg Milward was hired as TBR’s Executive Officer.

1988: AAR launched the REALTORS® Legal Hotline.

1989: Beverly Faull was hired as TAR’s Executive Officer.

1989: The TBR membership amended the bylaws to create an “all REALTOR Board.”

1989 / 1990: TBR and its subsidiary MLS narrowly avoided bankruptcy due to a dysfunctional online MLS system (“DATOR”). The members were asked to pay for a special assessment to cover steep losses and improve cash flow.

³⁰ The membership structure existing at the time provided for Realtor® and Realtor® Associate memberships (with the opinion of many that the Realtor® Associate membership was akin to a “second class” status).

³¹ The findings issued by the Task Force were the basis for the creation of The Hearth Foundation in 1987.

³² The GAD position was eliminated in 1989 due to budget-related issues stemming from the failed DATOR system.

³³ The effort was to counteract political issues that were affecting the building and real estate industry.

1990: TBR changed its name to the Tucson Association of REALTORS® (“TAR”) - reflecting a national trend toward identifying REALTOR® organizations as trade associations.

1990: TAR presented its first “REALTOR® of the Decade” award to Past President James “J.T.” Tsighis.³⁴

1990: The “Dual or Variable Rate Commission” came into being and the MLS required these types of fee arraignments be disclosed upon the listing being entered into the MLS.

1990: President George H.W. Bush signed into law the Americans with Disabilities Act (“ADA”), the most sweeping affirmation of rights for the disabled in American history.

1991: Jerry Holt was appointed as the Commissioner of the ADRE.

1992: TAR formalized its relationship and commitment to the Hearth Foundation through the adoption of a policy outlining the financial and staff resources which would be dedicated to supporting the organization going forward.

1992: TAR entered into a publishing agreement with a third-party vendor to print and distribute an Association branded “newspaper.” The intent was to provide a less expensive advertising alternative to the two local newspapers for our members as well as creating a platform for the delivery of pro-growth and pro-business information to the public.³⁵

1992: President Arnold appointed Past President Vicki Cox Golder to chair a Task Force to investigate and report on the efficacy of expanding our jurisdictional footprint into southeastern Pinal County.

1992: TAR approved the observation of Martin Luther King Day as a paid holiday for staff (and closure of the office) for the first time.

1992: TAR approved a deferred compensation program for staff for the first time.

³⁴ “JT” / “Just Terrific”

³⁵ The publication quickly failed as the local papers rushed to cut their advertising rates to compete. This was TAR’s “shot across the bow” and a demonstration of what was to come. Newspapers were slow to see their inevitable demise in the face of the dual-threat of cheap digital printing medium(s) and the internet.

1992: TAR approved a Bid policy³⁶ as well as a Nepotism policy for the first time.

1993: NAR changed the name and function of the REALTORS® Legislative Committee to the Public Policy Coordinating Committee.³⁷

1993: TAR presented the first Outstanding Service Award(s) to Dan Santa Maria, Sallie Smith, and Jim Warren.

1993: The printing and delivery contract for "MLS books" was canceled. By doing so, TARMLS was 100% digital for the first time.³⁸

1994: Past President Vicki Cox Golder was elected to serve as President of AAR.

1995: Patty Richardson was hired as TAR's GAD

1996: TAR presented the first Florence Johnoff Community Achievement Award to Pat Malone.

1996: TAR presented the first Roy P. Drachman Community Achievement Award to Jill Rich.

1996: TAR presented the first Corporate Community Achievement Award to Prudential Aegis Realty.³⁹

1997: The TAR membership approved a bylaw amendment which added an Affiliate member to the Board of Directors.

1997: The Association and SAHBA jointly formed the Metropolitan Pima Alliance ("MPA") to assist in the public debate regarding development and growth-related issues.

1997: The Association kicked off the "Don't Make a Move Without A REALTOR®" campaign.

³⁶ Before this, there were no requirements for obtaining bids (products or services), for the Board to consider when making expenditures or entering into contracts.

³⁷ In 1953 Roy P. Drachman served on the Executive Council of the REALTORS® Washington Committee (the earliest iteration of this Committee). In 2010, Past President Arnold Chaired the Public Policy Coordinating Committee (the then-current iteration of what was originally called the Executive Council).

³⁸ Delivery of the last printed MLS books occurred on Dec 23, 1993.

³⁹ This award was subsequently sunset in 2018.

1998: Gary Doran was hired as TAR's Executive Officer.

2000: The TAR membership approved a bylaw amendment to provide for a separate Board of Directors for the MLS.⁴⁰

2000: AAR endorsed and helped pass legislation requiring that home inspectors be licensed.

2001: NAR mandated that members must attend a Code of Ethics class every 4 years to maintain membership.

2001: TAR/MLS went "high tech" with the implementation of the Rapattoni web-based MLS system.

2002: TAR approved electronic voting for Board elections for the first time

2003: Past President Judy Lowe was elected to serve as President of AAR.

2003: Elaine Richardson was appointed as the Commissioner of the ADRE.

2003: NAR approved the annexation of a portion of the Southeastern quadrant of Pinal County into TAR's jurisdictional footprint. Communities affected by this change included: Dudleyville, Oracle, Oracle Junction, Red Rock, Saddlebrook, San Manuel, and Winkleman.⁴¹

2004: TAR and TAR/MLS, for the first time, committed to financially support an economic venture by an unrelated entity. Cumulatively, we funded \$500,000 (over 5 years) to the Institute for Global Pharmaceutical Development⁴² in anticipation of positive job growth and the economic activity which would result.

2004: TAR joined a coalition to support and fund the passage of "Question 1" which allowed Pima County to increase its bonding authority so that it could raise an additional \$174 million to acquire private property for permanent protection as "Open Space." Question 1 was overwhelmingly approved by the voters.⁴³

⁴⁰ Prior to this, the Board members served on both Boards in the same elected positions and terms.

⁴¹ The process that culminated in this annexation began in 1992.

⁴² Later known as the C-Path Institute.

⁴³ Ultimately this was a result of TAR's support of the issuance of a Federal permit needed to implement a "Multi-Species Habitat Conservation Plan" which was designed to protect more than 3 dozen threatened and endangered plants and animals county-wide. See Pima County's Sonoran Desert Conservation Plan ("SDCP").

2004: TAR ceded all Professional Standards and Arbitration hearings to AAR for administration.

2004: NAR reached the milestone of “1 Million members” for the first time.⁴⁴

2005: TAR and TARMLS purchased a new building at 2445 N. Tucson Blvd and began extensive renovation for it to serve as our new office location. 1622 N. Swan was sold.

2005: Rick Hodges was hired as TAR’s Executive Officer.

2006: TAR dedicated 2445 N. Tucson Blvd as our new location and held a luncheon / open house for our members and the community.

2006: Anne Mehochko was hired as TAR’s GAD.

2006: TAR participated in a community coalition seeking to pass two voter initiatives needed to create the Pima County Regional Transportation Authority (“RTA”). Since passage, the RTA has invested nearly \$2 Billion in local transportation improvements.

2006: Past President Vicki Cox Golder was inducted into the NAR RPAC Hall of Fame. Vicki was the first TAR member (and the first Arizona REALTOR®) to receive this recognition.

2007: Sam Wercinski was appointed as the Commissioner of the ADRE.

2008: Collin Zimmerman was hired as TAR’s GAD.

2008: Arizona voters overwhelmingly approved Proposition 100 (the “Protect Our Homes Act”) which created a Constitutional prohibition on real estate transfer taxes at the state or local level. AAR, with substantial support from NAR, funded the entire campaign.⁴⁵

2009: NAR amended its policy on equal housing opportunity to oppose discrimination based on sexual orientation.

⁴⁴ This equates to approximately 1 in every 300 people being a REALTOR®.

⁴⁵ Past President Bill Arnold is often referred to as “The Father of the Ban on Transfer Taxes” as a result of his years-long pursuit of this issue at the AAR level.

2009: The Tucson Fire Fighters Association awarded TAR with its “Public Service Award” in recognition of making Tucson a safer community.⁴⁶

2009: Past President Judy Lowe was appointed as Commissioner of the ADRE.

2010: Past President Vicki Cox Golder was elected to serve as President of NAR.⁴⁷

2010: Phil Tedesco was hired as TAR’s Chief Executive Officer.

2010: Steve Huffman⁴⁸ was hired as TAR’s GAD.

2010: TAR formed the Tucson REALTORS® Charitable Foundation (“TRCF”).⁴⁹ The TAR Board also served as the TRCF Board. President Bob Herd served as its first President.

2010: NAR⁵⁰ amended Article 10 of the Code of Ethics to include sexual orientation as a protected class and extended that protection to include a prohibition against discrimination in that regard.⁵¹

2010: TAR/MLS, after three years of research and due diligence, installed “FLEX,” a state-of-the-art, internet-based MLS system.

2011: The Consumer Financial Protection Bureau (CFPB) became operational. CFPB is charged with overseeing all Federal financial laws that specifically protect consumers.⁵²

⁴⁶ This as a result of our support for Proposition 200 - a city charter amendment which, if it had passed, would have provided for substantial additional resources to both the Tucson Firefighters and Tucson Police Departments.

⁴⁷ Past President Cox-Golder is the only Arizona REALTOR® to have been elected to this position since NAR was founded in 1908.

⁴⁸ Huffman was a recently retired Arizona State Representative and a REALTOR®.

⁴⁹ A wholly-owned, subsidiary nonprofit, corporation.

⁵⁰ NAR President Vicki Cox Golder asked Realtors® John Mijac, Sallie Smith (both of Tucson), and several others from across the country, to present a proposal directly to the NAR Executive Committee advocating for the modification of Article 10 which lead directly to the adoption of same at the subsequent Board of Directors meeting.

⁵¹ REALTORS® “shall not discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin, or sexual orientation.”

⁵² As established by the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010.

2012: ADRE added an additional 9 hours of continuing education for Designated or Delegated Brokers.⁵³

2013: TAR approved the creation of the Gay, Lesbian, Bi-Sexual, Transgender, Queer (GLBTQ) Forum.

2013: TAR co-founded the Tucson Business Alliance: TAR, Tucson Metropolitan Chamber, Southern Arizona Leadership Council, Southern Arizona Home Builders Association, Hispanic Chamber of Commerce, Metropolitan Pima Alliance, and TREO were the founding members.⁵⁴

2013: NAR amended Article 10 of the Code of Ethics to include gender identity as a protected class and extended that protection to include a prohibition against discrimination in that regard.⁵⁵

2014: Steve Redmond was the first openly gay man to be elected President of the Tucson Association of REALTORS®.

2015: Marc Lebowitz was hired as TAR's Chief Executive Officer.

2015: TAR's first Rookie of the Year award was presented to Marco Flores.⁵⁶

2015: The TRCF bylaws were changed to provide a separate Board. Under the new structure, Past President Tom Sloyan served as the first President.

2015: TARMLS formalized agreements with the Green Valley and Santa Cruz County MLS's to form a "regionalized" MLS platform.

2016: The Federal Government approved the permit necessary to complete Pima County's Sonoran Desert Conservation Plan ("SDCP") which simultaneously established new development rules, created certainty for land development, and protected both critical species and habitat throughout Pima County.⁵⁷

⁵³ Referred to as the Broker Management Clinic (BMC).

⁵⁴ The members comprise the seven largest Associations in Southern Arizona.

⁵⁵ REALTORS® "shall not discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity."

⁵⁶ The name of this award was changed to "The Rising Star Award" in 2020.

⁵⁷ TAR actively supported the SDGP dating to 1998. For almost 10 years, TAR GAD Patty Richardson and Past President Bill Arnold served on the Citizen's Committee which oversaw the preliminary development of the Plan. Arnold was subsequently appointed to the SDGP Implementation and Drafting Committee and the Citizen's Oversight Committee.

2016: TARMLS reformed its structure and name, and became the Multiple Listing Service of Southern Arizona (“MLSSAZ”).

2016: Eric Gibbs was the first black man to be elected President of the Tucson Association of REALTORS®.

2017: TAR partnered with Tucson Mayor Rothschild as well as the local Police and Firefighter unions to pass Proposition 101, a Tucson City Charter Amendment. The Proposition, which was approved by the voters, provided for a ½ cent sales tax increase exclusively dedicated to fixing roads and buying lifesaving equipment for our public safety professionals.⁵⁸

2017: Randy Rogers was hired as TAR’s Chief Executive Officer.

2018: Voters approved Proposition 126, a Constitutional Amendment prohibiting state and local governments from creating professional services taxes. NAR and AAR spent a combined total of \$10 Million in support of passage. TAR provided the Southern Arizona media campaign.

2018: Jim Marian was the first member of TAR to graduate from the REALTOR® University (sponsored by NAR). Jim earned his Master of Real Estate degree.⁵⁹

2019: TAR opposed Proposition 205 (the “Sanctuary City Initiative”), a Tucson City Charter Amendment. If passed, Prop 205 would have jeopardized millions in federal funding and other resources, the loss of which would have threatened the safety of our citizens. Prop 205 was defeated by an overwhelming margin.

2019: NAR awarded TAR with the “Triple Crown Award” in recognition of our RAPAC fundraising efforts. We were the seventh largest association in the country to win this prestigious award and the only Arizona Association to do so.

2020: AAR successfully lobbied Governor Ducey to define REALTORS® as “essential workers” during the COVID-19 pandemic.⁶⁰ The majority of staff worked from their homes and all meetings, and CE classes were held online.

⁵⁸ TAR was one of the largest contributors to the Invest in Tucson Campaign. On behalf of TAR, NAR conducted the polling of potential voters, and the data collected was used for campaign direct mail and marketing pieces

⁵⁹ Jim is currently teaching the Masters of Real Estate Development (“MRED”) program at the University of Arizona as a Lecturer.

⁶⁰ Being included in this category allowed REALTORS® to continue to conduct business on behalf of our clients and customers during Pandemic shutdowns. Businesses that were not deemed “essential” were effectively “out of business”

2020: TAR approved a motion supporting the ratification of the Equal Rights Amendment by the State of Arizona as the 28th Amendment to the Constitution of the United States. The AAR Board of Directors soon followed our lead.

2020: The membership approved changes to the TAR bylaws which reduced the number of Directors from 19 to 13 beginning in 2021.

2020: TAR adopted a financial plan which resulted in paying off the remaining debt on our building at 2445 N. Tucson Blvd.⁶¹

2020: TAR's first Rising Star award was presented to Cyndi Sherman.

2021: TAR approved the creation of two new awards: The REALTOR® Legacy Award and the REALTOR® Alliance Award.

2021: MLSSAZ reported that the April inventory was equivalent to a .7 month supply. This is a record low inventory in a red hot market.

2021: The Pima County Board of Supervisors issued a Proclamation declaring that 4/27/21 is officially now known as the "Tucson Association of REALTORS® 100th Year Anniversary Day."⁶²

2021: NAR membership reached a record high of 1.48 Million. For the first time in NAR history, there are more members than inventory⁶³ in the marketplace.

2021: Margaret Glover (who continues to hold her Arizona Real Estate license and REALTOR® membership) turns 100 years of age on 5/21/21. Margaret is the first member to ever reach this milestone. To have this event occur concurrently with TAR's Centennial makes it that much more unique and special.⁶⁴

⁶¹ The first time this occurred (e.g., The Association being "debt-free") was in 1992.

⁶² The Proclamation was read into the public record and unanimously approved by the Board of Supervisors on 4/20/21

⁶³ Residential units nationwide being marketed through an MLS system v. # of REALTOR® members as of 5.19.21.

⁶⁴ Margaret was licensed in 1978 at the age of 57. She hung her license with Past President Judy Grammond / Real Estate Marketing Professionals during the latter part of her career.

Epilogue:

The story of the Tucson Association of REALTORS® is multifaceted and includes many related organizations and entities. The Association and its members continue to reverberate throughout Pima County, the State, and even Nationally. TAR has a long history of producing leaders and actively engaging on important issues and it is not difficult to see that these trends have only accelerated as the Association has matured. TAR and its members have had a substantial impact in creating the history and fabric of our community, state, and nation. It's a story worth telling and a story worth remembering ...

TAR does not exist in a vacuum. The Association and our members are part of a vast ecosystem that orbits around the transfer and ownership of real property. We are surrounded by organizations and entities which have a direct impact on what we do and how we do it. To have left them out of this timeline would not do justice to our history or their related impacts. By including related information from ADRE, NAR, City of Tucson, Pima County, AAR, and the Federal Government the reader will benefit from a much broader context ... and more importantly will see how the REALTOR® organization has grown, responded to challenges, and led on key issues.

In some ways, this process has been painful. Early on, our Association embraced policies and rules which are anathema today. In other ways, this process has been enlightening, joyful and a source of pride. One can't read this document and not see a clear march to the ideal of "equal treatment under the law," the increasing strength and significance of our political clout, and the exponential growth of an Association which continues to reshape and redefine its relevancy to our members and the public.

TAR matters. It has for the last 100 years and will, even more so, as we move into the future.

In service,



William "Bill" Arnold

President - 1992

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P.S., If you have edits, comments, or additional information which you believe appropriate for inclusion in a future update please contact me.

Please join me in giving special thanks to the following for their help in putting this together:

ADRE Commissioner (and Past President) Judy Lowe

Past Presidents:

James "JT" Tsighis
Vicki Cox Golder
Dan Swango
Irwin "Jim" Chumbler
Judy Grammond
Steve Redmond
Russell "Rusty" Long
Tom Wright

REALTOR® members:

John Mijac
James "Jim" Marian
Lynn Hellwig
Bill Yarnell

Current TAR Staff members:

Christine Sanchez*
Executive Administrator
Steve Huffman
Director, Government Affairs & Advocacy

Past TAR Staff members:

Patty "Spike" Richardson
Shawnie Ford
Jennifer Miller-Grant

AAR Staff members:

Michelle Lind, AAR CEO
Monica Schulik, Director of Association Relations

NAR:

Hathaway Hester, NAR Historian

REALTOR® Alliances:

The Honorable Chief Justice Stanley Feldman retired.
Jim Hogan - Hogan School of Real Estate
Jim Buchanon - AZREX, 2021 President
Dean Cotlow, CCIM - Cotlow Properties
Gary Heinfeld CCIM, HeinfeldMeech, Inc.
The Arizona Historical Society

*with an extra big, and heartfelt, thank you to Christine Sanchez who tirelessly, patiently, and cheerfully responded to dozens of research assignments and general sleuthing requests to assist in the creation of this document.

Addendum

- Logos -

National Association of Real Estate Boards - 1908



National Association of Real Estate Boards - 1921



National Association of REALTORS® - 1973



National Association of REALTORS® - 2009



Tucson Association of REALTORS® - 2008



Tucson Association of REALTORS® - 2020



Multiple Listing Service of Southern Arizona - 2020

