



PBBR FRIDAY FLASH

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Editor: Sally Baker, Executive Officer sally@pbbbr.com



January 11th, 2008

“When it snows, you have two choices: shovel or make snow angels”

LEADERSHIP 2007

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PBMLS

VICE-PRESIDENT
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PBBR/PBMLS
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ANNOUNCEMENTS

MEMBERSHIP UPDATES

ANNUAL REALTOR DUES

2008 Annual Renewal Dues for your Realtor® Membership were due by 12/31/2007.

DUES MAY BE PAID W/ CREDIT CARD

You may go online and pay dues electronically by credit card or checking debit through e-Commerce. Instructions were sent in the Designated Realtor Packets with the dues billing. Ask your DR for a copy of the instructions if you wish to pay your dues in this manner.

A late fine of \$25 will be applied after January 31st, along with suspension of membership. If a Designated Realtor is suspended, each associate in the office is subject to the suspension of services (including MLS) until payment has been received.

The first office to have attained a 100% RPAC level contribution GOAL is Pro Realty of Cadillac. Congratulations!

AGREEMENTS FOR 2008 MLS PARTICIPATION AND SUBSCRIPTION

If we haven't received your MLS Participation or Subscriber agreements sent to you along with your dues by January 31st, your MLS service will be suspended until the agreement is submitted. If you require another copy of the agreement, please call (231) 775-2660 and ask for Sally or Amber.

PAUL BUNYAN MLS

5 YEAR ANNUAL REPORT OF RESIDENTIAL SOLD STATISTICAL INFORMATION

WEXFORD/MISSAUKEE MLS

2007 ANNUAL		
# units	Average Sale Price	DOM
676	\$100,121	166
2006 ANNUAL		
# units	Average Sale Price	DOM
673	\$109,237	159
2005 ANNUAL		
# units	Average Sale Price	DOM
738	\$109,890	149
2004 ANNUAL		
# units	Average Sale Price	DOM
674	\$107,260	143
2003 ANNUAL		
# units	Average Sale Price	DOM
611	\$102,721	156

ROS CO MLS

2007 ANNUAL		
# units	Average Sale Price	DOM
488	\$116,443	176
2006 ANNUAL		
# units	Average Sale Price	DOM
590	\$118,696	182
2005 ANNUAL		
# units	Average Sale Price	DOM
617	\$113,957	175
2004 ANNUAL		
# units	Average Sale Price	DOM
771	\$109,986	162
2003 ANNUAL		
# units	Average Sale Price	DOM
738	\$114,807	168

**Brian Westrin, Manager of Legal Affairs for MAR ,
offers update on Miller –vs- Allstate decision**

While many of you may be aware, the Michigan Bureau of Commercial Services, Corporation Division ("DLEG") adopted new administrative procedures concerning corporate status in July. This new development arose as a result of the Michigan Court of Appeals' decision in Miller v. Allstate Insurance Company. In Miller, the Court held that an entity providing professional services could not incorporate under the Business Corporation Act but must incorporate under the Professional Service Corporation Act ("PSCA"). In addition to those specifically covered by the PSCA, DLEG also determined that corporations performing services provided by funeral directors, morticians, real estate appraisers, and real estate brokers and salespersons must be formed as Professional Corporations. This interpretation created a furor within the business community, leaving many businesses improperly formed as Business Corporations when they are now required to be formed as a Professional Corporation. DLEG quickly issued a response to the outcry stating that the interpretation would not apply to those already incorporated as a Business Corporation.

The last update on this issue predicted that the impact of the Miller decision would be short lived and that legislation would be proposed and quickly passed to take REALTORS® out of this current state of corporate limbo. Thankfully, legislation has been blessed by DLEG and introduced by Representative Clemente and Representative Huizenga to clarify requirements for incorporation, taking us back to the way things were before the Miller decision. This legislation clearly takes REALTORS® out of the scope for mandatory PSCA formation. The bad news however, is that the legislation has not yet become law. While the legislation may be delayed, it is still a priority for all the parties involved. Passage is predicted in January.

Obviously, the delay in addressing the impact of the Miller decision with a legislative fix is bound to generate concerns centered on tax filing implications. Recent conversations with DLEG have tempered those concerns and the Department is recommending that Brokerages currently operating as Business Corporations should file as they have always filed and need not worry about any enforcement action by DLEG or the Department of Treasury. As always, MAR will keep you updated on this issue and any concerns you should be aware of. Please contact Brian Westrin at 800.454.7842 with any questions.



**SYNERGY 2008 Conference for
Commercial Real Estate Specialists**

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THE BRESLIN CENTER, EAST LANSING**

Great Speakers—Dynamic Education and
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Credits Available

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For more information, visit:
<http://www.SynergyMichigan.com>

2008 PROFESSIONAL STANDARDS WORKSHOPS

Wednesday, February 6, 2008
Fetzer Center
Western Michigan University
Kalamazoo, MI 49008
Phone: 269-387-3232
12:30 – 1:00 p.m. Registration
1:00 – 4:30 p.m. Workshop

Wednesday, February 6, 2008 – Video Conference Link
Hagerty Conference Center
Northwestern Michigan College
715 E. Front Street
Traverse City, MI 49686
Telephone: 231-995-1146
12:30 – 1:00 p.m. Registration
1:00 – 4:30 p.m. Workshop

Thursday, February 7, 2008
Horizons Conference Center
6200 State St.
Saginaw, MI 48603
Phone: 989-799-4122
12:30 – 1:00 p.m. Registration
1:00 – 4:30 p.m. Workshop

Friday, February 8, 2008 – AM Session
Rock Financial Showplace
46100 Grand River Ave
Novi, MI 48374
Phone: 248-348-5600
8:30 – 9:00 a.m. Registration
9:00 a.m. – 12:30 p.m. Workshop



Professional Standards 2008 REGISTRATION FORM

Michigan Association of REALTORS® 2008 Professional Standards seminars series



Do You Have The Right Tools For Professional Standards?

The Michigan Association of REALTORS® does. MAR has teamed up once again with Bruce Ayd, ABR, ABRM, CRB, to host four half-day workshops designed to assist REALTORS® who serve on professional standards and grievance committees to gain new insights and knowledge of Professional Standards through mock hearings and classroom instruction.

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To Register

Simply choose your preferred location, list participant names and fax back to MAR. There is NO registration fee. These seminars are supported by dues and will fulfill the NAR Quadrennial Code of Ethics training requirement if accepted by your local board or association.

NAME OF LOCATION ASSOCIATION :

NAME OF PARTICIPANT (Please Print)	LICENSE ID# OR NRDS#	WORKSHOP LOCATION

PLEASE REGISTER BY FAX OR ONLINE NO LATER THAN FEBRUARY 1st

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