

Confidentiality Reduces Effectiveness & Utilization of Realtor Code of Ethics

The National Association of Realtors (NAR), in its advertising, cites the Realtor Code of Ethics (which celebrates its 100th birthday this year) as the single most important reason for making sure your agent is a Realtor. (Note: Only NAR members can call themselves a Realtor, and only half of the nation's real estate licensees are members of NAR.)

When I first became a Realtor, I was surprised to learn that all disciplinary actions under the Code of Ethics are confidential. It would be "unethical" (per the Code) for me to tell you whether I filed a complaint and whether the Realtor was determined to have committed an Ethics violation. I couldn't even tell you about any actions taken by other agents against me. So what good is that? If, however, I were found guilty of violating licensing law by the

Colorado Real Estate Commission, (CREC) my offense and discipline would be published on their website. So why not Code of Ethics violations? Shouldn't the public know about them too? Last week, the California Association of Realtors (CAR) voted to change that rule for themselves and to lobby NAR to change its policy, which only allows publication of Code violations when

the agent has been found guilty twice in three years. Consumers can file ethics complaints against Realtors, but I've only heard of Realtors charging fellow Realtors. (If your complaint is against a non-Realtor, you must file with the CREC or Metrolist, Denver's MLS.) You can find out whether your agent is a Realtor at www.ColoradoRealtors.com. I'll post more info about CAR's action at www.JimSmithBlog.com.

REAL ESTATE TODAY

By JIM SMITH, Realtor®

Two Jeffco Horse Properties Just Listed by Golden Real Estate

\$639,000

4537 Camino Perdido, Golden

This home on 5 acres is not equipped for horses, but is a legal horse property. It's 1/2 mile from Jeffco's Centennial Cone Open Space Park (which has great riding trails), just 9 miles and 20 minutes from downtown Golden. The seller, an accomplished metal sculptor and builder, built this home for his own family and the craftsmanship is evident throughout. The home theater in the lower level will blow you away! There is a mother-in-law apartment down there too! If you like the quiet life of mountain living close to town, you should check out this listing!

\$449,900

3695 S. Harlan St., Lakewood

This is a true horse property, complete with pasture, loafing shed, and domestic well. It is 1.86 acres of country surrounded by Lakewood! With 3 bedrooms and 2 baths, it also has both a 2-car attached garage and a 4-car detached garage (or barn) with a full-size loft with all amenities except plumbing. You can tour both listings at www.YouTube.com/jimsmith145.

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