



**The Greater Baltimore Board of REALTORS®**

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[Barbara@GBBR.org](mailto:Barbara@GBBR.org)

GBBR08032000

TO: Complainant

FROM: Barbara L. Hardesty, Director, Administration

Re: **FILING AN ETHICS COMPLAINT AGAINST A GBBR MEMBER**

**FACTS YOU SHOULD KNOW**

**THE GREATER BALTIMORE BOARD OF REALTORS® (GBBR) IS A PRIVATE, MEMBERSHIP ORGANIZATION. GBBR IS NOT PART OF THE STATE OR CITY/COUNTY GOVERNMENT AND DOES NOT HAVE JURISDICTION OVER AN INDIVIDUAL'S REAL ESTATE LICENSE. REAL ESTATE LICENSES ARE ISSUED BY THE MARYLAND REAL ESTATE COMMISSION. IN ADDITION, GBBR CANNOT PROCESS ANY CLAIMS FOR MONETARY DAMAGES. IF YOU WISH TO MAKE A CLAIM FOR MONETARY DAMAGES AGAINST THE REAL ESTATE GUARANTY FUND, YOU MUST CONTACT [THE MARYLAND REAL ESTATE COMMISSION](#), THE STATE LICENSING BODY, AT 410-230-6230. THE COMMISSION HANDLES CLAIMS FOR MONETARY DAMAGES AS A RESULT OF FRAUD, MISREPRESENTATION, ETC. BY A REAL ESTATE LICENSEE.**

**If you wish to file an ethics complaint against a member of GBBR, with the Greater Baltimore Board of REALTORS®, Inc., You must complete and return the accompanying [Ethics Complaint Form](#), citing the article(s) of the code of ethics you allege were violated and attach a written statement of facts.**

***PLEASE NOTE!***

***IF YOU HAVE ALREADY FILED A COMPLAINT WITH THE MARYLAND REAL ESTATE COMMISSION, GBBR CANNOT PROCEED WITH YOUR COMPLAINT UNTIL THE COMMISSION HAS CLOSED THE CASE. ALSO, IF YOU ARE TAKING ANY LEGAL ACTION THROUGH THE COURTS, GBBR CANNOT CONSIDER THE COMPLAINT UNTIL THE LEGAL MATTERS HAVE BEEN RESOLVED.***

**Complaints against a GBBR member must be filed within exactly 180 days after the facts were known.**

In order to view and/or print a copy of the latest version of the REALTORS® [Code of Ethics](#), [click here](#). The Ethics Complaint Form is available in two formats, one is [Word® document](#), and other is [Adobe Acrobat PDF® form](#) that can be filled out electronically, either version can be returned via e-mail or US Mail, as you choose.

Once your complaint has been received, it will be forwarded to the Grievance Committee for its review and determination as to whether the matter warrants a formal hearing. You will be notified of the Grievance Committee's action, and if the committee finds a hearing is warranted, steps will be taken to schedule the hearing. Should you have any questions, contact Barbara Hardesty at 410-337-7200.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

**ETHICS COMPLAINT**

RETURN TO: Greater Baltimore Board of REALTORS®      CASE # \_\_\_\_\_  
                  ATTN: Grievance Committee  
                  1306 Bellona Avenue  
                  Lutherville, Maryland 21093  
                  410-337-7200                      FAX – 410-337-2138

DATE \_\_\_\_\_

COMPLAINANT(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_ ZIP \_\_\_\_\_

DAYTIME PHONE #: \_\_\_\_\_

**RESPONDENT(S) (MEMBER WHOM COMPLAINT IS AGAINST - MUST BE INDIVIDUAL'S NAME & INDIVIDUAL MUST BE MEMBER OF GBBR):**

NAME: \_\_\_\_\_

FIRM: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ ZIP \_\_\_\_\_

**MEMBERS NOT NAMED AS RESPONDENTS WILL NOT BE CONSIDERED AS PARTIES IN THE COMPLAINT.    RESPONDENT MUST BE A MEMBER OF GBBR.**

**COMPLAINT MUST BE FILED WITHIN 180 DAYS AFTER THE FACTS CONSTITUTING THE MATTER COULD HAVE BEEN KNOWN IN THE EXERCISE OF REASONABLE DILIGENCE.**

**REQUESTS FOR MONETARY DAMAGES OR THE RETURN OF FUNDS CANNOT BE CONSIDERED BY GBBR.**

AN ALLEGED VIOLATION OF ARTICLE(S) \_\_\_\_\_ OF THE CODE OF ETHICS. IN FILING A CHARGE OF ALLEGED VIOLATION OF THE CODE BY A REALTOR®, THE CHARGE **MUST** READ AS AN ALLEGED VIOLATION OF ONE OR MORE ARTICLES OF THE CODE. STANDARDS OF PRACTICE MAY BE CITED IN SUPPORT OF THE CHARGE. **YOU MUST ATTACH YOUR STATEMENT TO THIS FORM.**

IF THE CIRCUMSTANCES GIVING RISE TO THE ETHICS COMPLAINT IS INVOLVED IN CIVIL OR CRIMINAL LITIGATION OR IN ANY HEARING BEFORE THE REAL ESTATE COMMISSION OF MARYLAND OR ANY OTHER STATE OR FEDERAL REGULATORY OR ADMINISTRATIVE AGENCY, GBBR CANNOT PROCESS THIS COMPLAINT UNTIL SUCH TIME AS THE OTHER MATTERS HAVE BEEN RESOLVED. **IS THERE ANY CIVIL/CRIMINAL LITIGATION PENDING?    YES    NO**  
**HAVE YOU FILED A COMPLAINT WITH THE REAL ESTATE COMMISSION?    YES    NO**

THIS COMPLAINT IS TRUE AND CORRECT TO THE BEST KNOWLEDGE AND BELIEF OF THE UNDERSIGNED. UNDER PENALTIES OF PERJURY, I (WE) DECLARE THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF, MY (OUR) ALLEGATIONS IN THIS COMPLAINT ARE TRUE.

**STATEMENT OF ALLEGED VIOLATIONS:** Complainant: \_\_\_\_\_

Note: Alleged Violations Must be Cited in Relationship to Specific Articles of the REALTOR® Code of Ethics.

Additional Sheets May be Attached