

UNITED STATES OF AMERICA
BEFORE THE FEDERAL TRADE COMMISSION

COMMISSIONERS: Edith Ramirez, Chairwoman
Julie Brill
Maureen K. Ohlhausen
Joshua D. Wright
Terrell McSweeney

In the Matter of)	
)	
)	Docket No. G4490
)	
National Association of Residential)	
Property Managers, Inc.,)	
a corporation.)	

COMPLAINT

The Federal Trade Commission (Commission), pursuant to the provisions of the Federal Trade Commission Act as amended, 15 U.S.C. § 41 et seq. and by virtue of the authority vested in it by said Act, having reason to believe that the National Association of Residential Property Managers, Inc. (“Respondent” or “NARPM”), a corporation, has violated and is violating the provisions of Section 5 of the Federal Trade Commission Act as amended, 15 U.S.C. § 45, and it appearing to the Commission that a proceeding by it in respect thereof would be in the public interest, hereby issues this complaint, stating its charges as follows:

I. RESPONDENT

1. Respondent National Association of Residential Property Managers, Inc. is a non-profit corporation organized, existing, and doing business under, and by virtue of, the laws of the State of Tennessee, with its office and principal place of business located at 638 Independence Parkway, Suite 100, Chesapeake, VA 23320.
2. Respondent is a professional association of real estate agents, brokers, managers and their employees, with over 4,000 members. Many of Respondent’s members are in the business of managing single-family and multifamily residential properties, condominiums, townhouses, and short-term rentals. Some members also manage

II. JURISDICTION

3. Respondent conducts business for the pecuniary benefit of its members and is therefore a "corporation" as defined in Section 4 of the Federal Trade Commission Act, as amended, 15 U.S.C. § 44.
4. The acts and practices of Respondent, including the acts and practices alleged herein, are in or affecting "commerce" as defined in Section 4 of the Federal Trade Commission Act, as amended, 15 U.S.C. § 44.

III. NATURE OF THE CASE

5. Respondent maintains a Code of Ethics and Standards of Professionals (Code of Ethics") applicable to the commercial activities of its members. Respondent's members agree to abide by the Code of Ethics and Standards of Professionals as a condition of their membership.
6. Respondent has acted as a combination of its members, and in agreement with some of those members, to restrain competition by restricting through its Code of Ethics the ability of its members to advertise and to solicit the clients of their Et4(e) JTJo2(e)

9. The combination, agreement, acts and practices alleged in Paragraphs 6 and 7 constitute unfair methods of competition in violation of Section 5 of the Federal Trade Commission Act, as amended, 15 U.S.C. § 45. Such combination, agreement, acts and practices, or the effects thereof, are continuing and will continue or recur in the absence of the relief requested herein

WHEREFORE, THE PREMISES CONSIDERED, the Federal Trade Commission on this first day of October 2014, issues its Complaint against Respondent.

By the Commission.

Donald S. Clark
Secretary

SEAL: