


Rules & Regulations & Policies & Definitions

01/2022 Changes

a. For residential single family and multi-family units (2-family, 3-family, 4-family), the main/primary photo must be an actual photo of the home's Exterior Elevation (not a clipart or facsimile image). As used in these Rules and Regulations, "Exterior Elevation" refers to the straight-on view of the home's exterior. The view should capture home features, such as an entry door(s), window(s), yard, porch or deck (if any) and other details visible from the straight-on exterior view of the home. The photograph should capture the home's exterior from the point of view of the average person standing in front of the house, looking straight on, but far enough back to see the entire home (for example, ). For samples of compliant photographs, please contact MLS staff. (See MLS Policies & Definitions for further definition of acceptable images.)

Section 1.2.3 Property Addresses: At the time of filing a listing, participants and subscribers must include a property address available to other participants and subscribers, and if an address doesn't exist a parcel identification number can be used. Where an address or parcel identification number are unavailable, the information filed with the MLS must include a legal description of the property sufficient to describe its location.

Section 4.5 SERVICES ADVERTISED AS "FREE": MLS participants and subscribers must not represent that their brokerage services to a client or customer are free or available at no cost to their clients, unless the participant or subscriber will receive no financial compensation from any source for those services.

Section 5.6 DISPLAY OF LISTING BROKER'S OFFER OF COMPENSATION: Participants and subscribers who share the listing broker's offer of compensation for an active listing must display the following disclaimer or something similar.

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Section 5.7 NON-FILTERING OF LISTINGS: Participants and subscribers must not filter out or restrict MLS listings that are searchable by and displayed to consumers based on the level of compensation offered to the cooperating broker or the name of a brokerage or agent.

Section 16.2.4 Participants may select the listings they choose to display through IDX based only on objective criteria including, but not limited to, factors such as geography or location ("uptown," "downtown," etc.), list price, type of property (e.g., condominiums, cooperatives, single-family detached, multi-family), ~~cooperative compensation offered by listing brokers or~~; type of listing (e.g., exclusive right-to-sell or exclusive agency), ~~or the level of service being provided by the listing firm.~~ Selection of listings displayed through IDX must be independently made by each participant. ~~(Amended 05/17)~~

Section 16.2.12 All listings displayed pursuant to IDX shall identify the listing firm, and the email or phone number provided by the listing participant in a reasonably prominent location and in a readily visible color and typeface not smaller than the median used in the display of listing data.* ~~(Amended 05/17)~~

Section 16.3.1 Listings displayed pursuant to IDX shall contain only those fields of data designated by the MLS. Display of all other fields (as determined by the MLS) is prohibited. Confidential fields intended for other MLS participants and users (e.g., ~~cooperative compensation offers~~, showing instructions, and property security information, ~~etc.~~) may not be displayed.

a. Participants and Users shall exhibit the price and MLS number on their IDX displays and shall not display ~~the compensation~~, exceptions, ~~variable commissions~~, owners' names, listing and expiration dates, showing instructions, property security information, days on market, etc.

Section 19.12 A Participant's VOW may exclude listings from display based only on objective criteria, including, but not limited to, factors such as geography, list price, or type of property, ~~cooperative compensation offered by listing broker, and whether the listing broker is a Realtor®.~~

Section 19.15 A Participant's VOW may not make available for search by, or display to, Registrants any of the following information:

a. The compensation offered to other MLS Participants, except display can be made in accordance with Section 5.6

Section 19.18 A Participant shall cause any listing that is displayed on his or her VOW to identify the name of the listing firm, ~~and~~ the listing broker or agent, and the email or phone number provided by the listing participant in a readily visible color, in a reasonably prominent location, and in typeface not smaller than the median typeface used in the display of listing data.

BROKERAGE BACK OFFICE FEED

Participants are entitled to use the BBO Data for BBO Use subject to the provisions of this policy:

20.1 BBO DEFINED: "BBO Data" means all real property listing and roster information in the MLS database, including all listings of all participants, but excludes (i) MLS only fields (those fields only visible to MLS staff and the listing participant), and (ii) fields and content to which MLS does not have a sufficient license for BBO use.

20.2 BBO USE DEFINED: "BBO Use" means use of BBO Data by participant and subscribers affiliated with the participant for the following purposes: (1) Brokerage management systems that only expose BBO Data to participant and subscribers affiliated with participant; (2) Customer relationship management (CRM) and transaction management tools that only expose the BBO Data to participant, subscribers affiliated with participant, and their bona fide clients as established under state law; (3) Agent and brokerage productivity and ranking tools and reports that only exposes BBO Data to participant and subscribers affiliated with participant; (4) Marketplace statistical analysis and reports in conformance with Section 13.

20.3 BBO USE: BBO Use may only be made by participant and subscriber affiliated with participant, except that at the request of a participant, MLS must provide BBO Data to that participant's designee. The designee may use the BBO Data only to facilitate the BBO Use on behalf of that participant and its affiliated subscribers.

20.4 NO OPT OUT: There is no option for participants to opt-out their listings from the Brokerage Back Office Feed Use.