

## **MLS Rules & Regulations changes 2007 – RECAP**

There have been several changes made so far this year to the MLS Rules & Regulations. Every time there is a change, the Rules are updated on our website as well as in the MLS Links & Documents. It is important that you ensure that your copy of the MLS Rules & Regulations is up to date.

**2/1/07 Addition to Section 1.2** - When the seller of the property has a “fractional or partial” ownership in a property, the Participant must input in the Marketing Remarks in ALL CAPS, first word in field FRACTIONAL OWNERSHIP.

**2/1/07 NEW Section 1.5.1 – Extension and Renewal of Listings:** Any renewal or extension of a Participant’s listing filed with the system fewer than 30 calendar days after the expiration date of the original listing shall be treated as an existing listing.

**2/1/07 Addition to wording Section 1.7 - Listing Price Specified:** The full gross listing price stated in the listing contract will be included in the information published in the MLS compilation of current listings, unless the property is subject to auction. *Listing price shall only be the price of the real property to be conveyed. This price CANNOT INCLUDE golf memberships, furniture, or other non-real property.*

**3/7/07 NEW Section 1.8.1 – Multiple Listings for One (1) Property:** Multiple entries of a single property are permitted in the MLS. It is the participant’s responsibility to create all listings requested for the property. The participant will submit one listing to the service and all subsequent listings will be saved as incomplete. The participant must contact the Association Office to submit all other listings to the service. These listings will be managed by the Association Office at a fee as to be determined from time to time by the MLS Committee. The listing that best represents the intent of the future use of the property will be the listing marked as SOLD. All other listings will be removed from the service.

**3/7/07 Addition to wording Section 4.6 – Pictures:** The main view picture must be a FRONT outside view of the home. For a commercial listing, a picture of the building is required. No logos, company signage or contact information may appear in any listing photos. *If additional photos, other than main photo, are NOT of subject property, they must be clearly described in Pictures Comments section of the Service.*

# Association Insights



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*Main photo for LAND listings is not required; if photo entered, it must be of subject property. If additional photos entered are NOT of subject property, they must be clearly described in Pictures Comments section of the Service.*

**5/1/07 Modified Section 1.2 and separated into new Sections 1.2.3 and 1.2.4**

**7/1/07 New Section 4.8 - Mixed Case and All Caps:** All text entry fields (including but not limited to; General Remarks, Agent Only Remarks) must be entered in mixed case except where otherwise notes in the Rules & Regulations that it is mandatory that ALL CAPS must be used.

**7/1/07 Addition to wording Section 12 Distribution:** Participants shall, at all times, maintain control over and responsibility for each copy of *and access to* any MLS compilation leased to them by the Association of REALTORS®, and shall not distribute any such copies *or access* to persons other than subscribers who are affiliated with such Participant as licensees, those individuals who are licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property, and any other subscribers as authorized pursuant to the governing documents of the MLS. *Participants and their affiliated subscribers and staff may not transmit, retransmit, or provide any MLS compilation or means of access any MLS compilation in any manner to any other individual, office, or firm, except as expressly provided in these Rules. This section prohibits the sharing of all access methods, including without limitation user IDs, passwords, and physical authentication means (such as one-time password key fobs).* Use of information developed by or published by an Association Multiple Listing Service is strictly limited to the activities authorized under a Participant's licensure(s) or certification, and unauthorized uses are prohibited. Further, none of the foregoing is intended to convey "Participation" or "Membership" or any right of access to information developed or published by an Association Multiple Listing Service where access to such information is prohibited by law.