

We've updated several MLS Rules for improved clarity and compliance, including Multiple Listing Options for Sellers, Coming Soon Listings, and Citable Infractions. Please review the full updates below:

### **MLS Rule Update – Effective 9/29/2025**

**Red** = Add, **Blue-Strike** = Remove, **Green** = Reason for the change.

**Removed as the MLS no longer utilizes books.**

**5.1.4 Book Fees:** ~~If applicable, the participant shall be responsible for book fees for each MLS book the participant wishes to lease. The participant may not obtain more MLS books than the total number of subscribers affiliated with the participant.~~

**Revision has been made to make our MLS Rules compliant with the mandatory NAR's Multiple Listing Options for Sellers Policy**

**7.5 Mandatory Submission.** Within 1 business day of marketing or advertising a property to the public or within two (2) days after all necessary signatures of the seller(s) have been obtained on the listing or at the beginning date of the listing as specified in the contract, whichever is later, on any exclusive right to sell or seller reserved listing agreement for the sale of one to four-unit residential property and vacant lots located within the service area of the MLS, Broker Participants must input the listing to the service for cooperation with other Participants. Public marketing or advertising includes, but is not limited to, conveying or displaying any information about the property or its availability for sale through or on any: windows, signs, public-facing websites, social media, brokerage or franchise-operated websites (including IDX and VOW), digital communications marketing (ex: email, text or phone blasts, social media messaging), multi-brokerage or franchise listing sharing networks, flyers or written material or on any applications available to the public or through conducting an open house. ~~The public would include anyone outside the broker(s) and agent(s) licensed within a single listing brokerage and their clients, as further described in Section 7.6)~~ Only those listings that are within the service area of the MLS must be input. Open listings, rental listings or listings of property located outside the MLS's service area (see Section 7.7) are not required by the service but may be input at the Broker Participant's option.

**Revision has been made to make our MLS Rules compliant with the mandatory NAR's Multiple Listing Options for Sellers Policy**

**7.6 Exempted Listings.** If the seller refuses to permit the listing to be disseminated by the service on any exclusive right to sell or seller listing agreement for the sale of one to four unit residential property and vacant lots located within the service area of the MLS, the listing broker shall submit to the service within 3 days after all necessary signatures of the seller(s) have been obtained on the listing agreement or at the beginning date of the listing as specified in the contract, whichever is later, a certification signed by the seller stating that the seller instructs listing broker to do no public marketing or advertising (as public marketing or advertising is defined in Section 7.5), that the only scope of permissible promotion of the property will occur internally within the brokerage and consist of direct one-on-one communication between the listing broker and licensees affiliated with the listing broker and their respective clients (i.e. “office exclusive”) and that seller refuses to authorize the listing to be disseminated by the service. C.A.R. Standard Form SELM and/or RLA may be used for this certification, but in any event, said certificate shall include the aforementioned required statements as well as an advisory to seller that, in keeping the listing off the MLS (1) real estate agents and brokers from other real estate offices, and their buyer clients, who have access to the MLS may not be aware seller’s property is for sale; (2) seller’s property will not be included in the MLS’s download to various real estate internet sites that are used by the public to search for property listings; (3) real estate agents, brokers and members of the public may be unaware of the terms and conditions under which seller is marketing the property; and (4) any reduction in exposure of the property may lower the number of offers made negatively impact the sale price. In the event listing broker commences any public marketing or advertising on an exempted listing, submission to the MLS for dissemination is required within (1) one business day thereafter in accordance with Section 7.5:

**Revision has been made to make our MLS Rules compliant with the mandatory NAR’s Multiple Listing Options for Sellers Policy and to match C.A.R.’s Model rule formally addressing office exclusive listings, including certification requirements and marketing limitations.**

**7.6.1 Office Exclusive.** A seller may choose an “office exclusive” marketing option for any exclusive right to sell or seller reserved listing agreement for the sale of one to four residential property and vacant lots located within the service area of the MLS. An “office exclusive” is a listing where the seller has directed the listing broker to not publicly market their property and to not disseminate it through the MLS to other MLS Participants and Subscribers. For “office exclusive” listings, the listing broker shall submit to the service within 1 business day after all necessary signatures of the seller(s) have been obtained on the listing agreement or at the beginning date of the listing as specified in the contract,

whichever is later, a certification signed by the seller stating that the seller instructs listing broker to do no public marketing or advertising (as public marketing or advertising is defined in Section 7.5), and the seller refuses to authorize the listing to be disseminated by the service in the event listing broker commences any public marketing or advertising on an “office exclusive” listing, submission to the MLS for dissemination is required within one (1) business day thereafter in accordance with Section 7.5.

**Revised to be consistent with the C.A.R Model rule. Reaffirms the prohibition of broker compensation within the MLS, while clarifying that concessions not tied to compensation are permitted.**

**7.12 No Compensation Specified on the MLS Listings.** Participants, Subscribers, and their sellers are prohibited from making offers of compensation to buyer brokers and other buyer representatives in the MLS. Participants and Subscribers are prohibited from disclosing in the MLS, in any way, the total commission negotiated between the seller and the listing broker, or total broker compensation (i.e. combined compensation to both listing brokers and buyer brokers). The MLS reserves the right to remove a listing from the MLS database that does not conform to the requirements of this section. **This rule does not prevent sellers from offering buyer concessions on the MLS so long as such concessions are not limited to or conditioned on the retention of or payment to a Buyer Broker or other buyer representation.**

**Refined auction listing requirements to align with C.A.R. Model Rule and clarifying the definition of a reserve action.**

**7.20 Auction Listings.** Only auction listings that comply with these MLS Rules and Regulations, ~~including, but not limited to Sections 7.12 and 7.13,~~ may be submitted to the Service. Auction listings entered into the MLS system shall have listing contracts as required under these rules, be clearly labeled as auction listings, in public remarks and under special information, and provide all the terms and conditions of the auction. Reserve auctions **(i.e., auctions where sellers have a secret minimum price they do not disclose to the bidders and where the sellers reserve the right to accept or reject the highest bid)** are not permitted on the MLS. Auction listings shall further specify the following:

- (a) The list price, which shall be seller’s minimum acceptable sale price.
- (b) The date, time, and place of the auction.
- (c) All required procedures for Participants/Subscribers to register their representation of a potential bidder.

- (d) The amount of the buyer's premium ~~charged by the auction and any additional fees,~~ if any, ~~to be placed in the public remarks;~~
- (e) The time or manner in which potential bidders may inspect the listed property.
- (f) Whether or not the seller will accept a purchase offer prior to the scheduled auction and
- (g) Any other material rules or procedures for the auction.
- (h) ~~Unless otherwise noted, the above information must be specified in confidential remarks and/or associated documents.~~ **Subsections (b) through (g) above shall not appear in a listing's public remarks.**

**Added further clarification to define that Coming Soon Listings will automatically expire after 30 days of entry.**

**10.1.1 Coming Soon Listings.** It shall be the responsibility of the Broker Participant (Section 4.1.1) and Real Estate Subscriber (Section 4.2.1) to follow said rules when placing a property in the Coming Soon section of the multiple listings service (MLS). Broker Participant and Real Estate Subscriber shall only place a property in the Coming Soon section of the MLS if the Participant/Subscriber has met necessary criteria for MLS input as described in Sections 7.5, 7.6 and 8.1.

**Important information surrounding Coming Soon listings:**

1. It is optional to place your listing into the Coming Soon Status.
2. Listing agent must have a signed written listing agreement in place to enter a "Coming Soon" listing which explains the limitations of the "Coming Soon" status.
3. Coming Soon listings will be viewable to all MLS Participants.
4. Coming Soon listings will not be syndicated out to other websites.
5. Coming Soon listings are included in the VOW data feed but will not be included in the IDX and data feeds.
6. Coming Soon listings are not allowed to be placed into open houses or broker tour modules within the MLS.
7. Coming Soon listings are only searchable within the Paragon MLS.
8. Once an agent changes a listing from Coming Soon to New/Active status, it cannot be reverted to Coming Soon status.
9. Days on Market (DOM) resets when status is changed to New/Active
10. Agent showing is allowed
11. **Coming Soon Status must clearly state in the Confidential Remarks in the seller's instructions as to whether showings will be permitted or not.**
12. Once Coming Soon status is entered, public marketing is allowed.

13. Upon request, all Paragon MLS Coming Soon data can be included in Broker back-office data feeds. However, Coming Soon listings may not be displayed or integrated into any public-facing products or websites, except for listings belonging to the listing brokerage.
14. Photos are optional.
15. The Coming Soon listing will be automatically placed in a “Cancelled – Coming Soon” status after thirty (30) days of entry.

**The following sections have been removed from the IDX and VOW rules to ensure compliance with the mandatory changes required by NAR**

~~**12.16(n) Co-Mingling.** A Broker Participant or R.E. Subscriber may co-mingle listings through IDX from this MLS with listings from other MLS sources on its IDX display, provided all such displays are consistent with these IDX rules, and the MLS Participant (or MLS subscriber) holds participatory rights in those MLSs. Co-mingling is the ability for a visitor to the website to execute a single property search of multiple IDX feeds resulting in the display of IDX information from each of the MLSs on a single search results page; and that Participants may display listings from each IDX feed on a single webpage or display. Listings obtained from other MLSs must display the source from which each such listing was obtained. Displays of minimum information (e.g., a one-line or thumbnail search result, text messages, “tweets,” etc. of two hundred (200) characters or less) are exempt from this requirement but only when linked directly to a display that includes all required disclosures. Audio delivery of listing content is exempt from this disclosure requirement only when all required disclosures are subsequently delivered electronically to the registered consumer performing the property search or linked to through the device’s application.~~

~~**Section 12.19.22:** A Participant shall cause any listing displayed on his or her VOW that is obtained from other sources, including from another MLS or from a broker not participating in the MLS, to identify the source of the listing.~~

~~**Section 12.19.23:** A Participant shall cause any listing displayed on his or her VOW obtained from other sources, including from another MLS or from a broker not participating in the MLS, to be searched separately from listings in the MLS.~~

**The citation section has been removed because completing orientation is a mandatory requirement for membership.**

SECTION	SUMMARY/SECTION	ASSESSMENT
4.1.1f, 4.1.2e, 4.2.1e, 4.2.2e, 4.3e	Non-Completion of Any Required Orientation Program within 60 Days after access is provided.	1 <sup>st</sup> – Courtesy Call 2 <sup>nd</sup> – \$100 Violation 3 <sup>rd</sup> – \$200 Violation 4 <sup>th</sup> – \$300 Violation + \$200 Admin fee & Class

The citation section has been removed, as this information is already managed and enforced by the Member Services department.

SECTION	SUMMARY/SECTION	ASSESSMENT
4.4	Failure of Participant to Notify the MLS within 10 days of termination, transfer, or addition of an Associate under Participant's License	1 <sup>st</sup> – Courtesy Call 2 <sup>nd</sup> – \$100 Violation 3 <sup>rd</sup> – \$200 Violation 4 <sup>th</sup> – \$300 Violation + \$200 Admin fee & Class

The citation section has been removed, as this information is already managed and enforced by the Member Services department.

SECTION	SUMMARY/SECTION	ASSESSMENT
5.1.6	Filing of False Participation Waiver	Refer to Professional Standards Hearing

Updated section 1<sup>st</sup> Offense from Courtesy Call to \$100.00 fine.

SECTION	SUMMARY/SECTION	ASSESSMENT
12.5.1 f & 12.5.2 f	Seller credits, incentives, or concessions to a buyer are permitted in the Public or Confidential Remarks fields, provided that it meets all the requirements (see <i>the rule section for requirements</i> )	1 <sup>st</sup> – <del>Courtesy Call</del> \$100 2 <sup>nd</sup> - \$500 Violation 3 <sup>rd</sup> - \$1,000 + \$200 Admin fee & Class 4 <sup>th</sup> - Refer to Professional Standards Hearing

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