

IDX Rules changes effective April 1, 2013.

Current Rules	What changes happened	New Rules Effective April 1
<p>12.16 Use of Active and sold Listing Information on Internet. [Also known as Internet Data Exchange ("IDX")] "Internet Data Exchange" ("IDX") is means by which listing brokers permit other participating Broker Participants and R.E. Subscribers to display the listing brokers' listings, in accordance with he IDX rules set forth herein, on said Broker Participants' and R.E. Subscribers' IDX websites.</p>	<p>12.16 Use of Active and sold Listing Information on Internet. [Also known as Internet Data Exchange ("IDX")] "Internet Data Exchange" ("IDX") is means by which listing brokers permit limited electronic display of their listings, in accordance with the IDX rules set forth herein, by other participating Broker Participants and R.E. Subscribers on websites and using application for mobile devices that said participating Broker and R.E. Subscribers control. to display the listing brokers' listings, in accordance with he IDX rules set forth herein, on said Broker Participants' and R.E. Subscribers' IDX websites.</p>	<p>12.16 Use of Active and sold Listing Information on Internet. [Also known as Internet Data Exchange ("IDX")] "Internet Data Exchange" ("IDX") is means by which listing brokers permit limited electronic display of their listings, in accordance with the IDX rules set forth herein, by other participating Broker Participants and R.E. Subscribers on websites and using application for mobile devices that said participating Broker and R.E. Subscribers control.</p>

<p>(a) Authorization. Subject to paragraphs (b) through (r) below, and subject to an executed IDX Access Agreement with the MLS, notwithstanding anything in these rules and regulations to the contrary, Broker participants and R.E. Subscribers may display on their public websites aggregated MLS active and sold listing information through either downloading and placing the data on the Broker participant or R.E. Subscriber’s public access websites or by framing such information on the MLS or association public access website (if such a site is available).</p>	<p>(a) Authorization. Subject to paragraphs (b) through (r) below, and subject to an executed IDX Access Agreement with the MLS, notwithstanding anything in these rules and regulations to the contrary, Broker participants and R.E. Subscribers may electronically display on their public websites aggregated MLS active and sold listing information through either downloading and placing the data on the Broker participant or R.E. Subscriber’s public access websites or by framing such information on the MLS or association public access website (if such a site is available).</p>	<p>(a) Authorization. Subject to paragraphs (b) through (r) below, and subject to an executed IDX Access Agreement with the MLS, notwithstanding anything in these rules and regulations to the contrary, Broker participants and R.E. Subscribers may electronically display aggregated MLS active and sold listing information through either downloading or by framing such information on the MLS or association public access website (if such a site is available).</p>
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(b) **Consent.** The listing brokers' consent for such internet display is presumed, in satisfaction of Rule 12.8, unless a listing broker affirmatively notifies the MLS that the listing broker refuses to permit display on either on a blanket or on a listing-by-listing basis. Listing brokers that refuse to permit other broker participants or R.E. Subscribers to display their listing information on a blanket basis may not display MLS active and sold listing information of other brokers' listings.

(b) **Consent.** The listing brokers' consent for such internet display is presumed, in satisfaction of Rule 12.8, unless a listing broker affirmatively notifies the MLS that the listing broker refuses to permit display on either on a blanket or on a listing-by-listing basis. Listing brokers that refuse to permit other broker participants or R.E. Subscribers to display their listing information on a blanket basis may not display MLS active and sold listing information of other brokers' listings. **Even where listing brokers have given blanket authority for other Broker Participants and R.E. Subscribers to partake in IDX display of their listings, such consent may be withdrawn on a listing-by-listing basis where the seller has prohibited all internet display**

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	<p>(c) Control. Broker Participants and R.E. Subscribers may only partake in IDX display on websites and applications for mobile devices which they control. Under IDX policy, “control” means that Broker Participants and R.E. Subscribers must have the ability to add, delete, modify and update information as required by the IDX policy. All displays of IDX listings must also be under the actual and apparent control of the Broker Participant and/or R.E. Subscriber, and must be presented to the public as being that Broker Participant’s and/or R.E. Subscriber’s display. Actual control requires that Broker Participants and R.E. Subscribers have developed the display, or caused the display to be developed for themselves pursuant to an agreement giving the Broker Participant and/or R.E. Subscriber authority to determine what listings will be displayed, and how those listings will be displayed. Apparent control requires that a reasonable consumer viewing the Broker Participant’s and/or R.E. Subscriber’s display will understand the display is the Broker Participant’s and/or R.E. Subscriber’s, and that the display is controlled by the Broker Participant and/or R.E. Subscriber.</p>	<p>(c) Control. Broker Participants and R.E. Subscribers may only partake in IDX display on websites and applications for mobile devices which they control. Under IDX policy, “control” means that Broker Participants and R.E. Subscribers must have the ability to add, delete, modify and update information as required by the IDX policy. All displays of IDX listings must also be under the actual and apparent control of the Broker Participant and/or R.E. Subscriber, and must be presented to the public as being that Broker Participant’s and/or R.E. Subscriber’s display. Actual control requires that Broker Participants and R.E. Subscribers have developed the display, or caused the display to be developed for themselves pursuant to an agreement giving the Broker Participant and/or R.E. Subscriber authority to determine what listings will be displayed, and how those listings will be displayed. Apparent control requires that a reasonable consumer viewing the Broker Participant’s and/or R.E. Subscriber’s display will understand the display is the Broker Participant’s and/or R.E. Subscriber’s, and that the display is controlled by the Broker Participant and/or R.E. Subscriber.</p>
<p>(c) Display Content. Broker participants and R.E. Subscribers shall not display confidential information fields, as determined by the MLS in the MLSs’ sole discretion, such as that information intended for cooperating brokers rather than consumers.</p>	<p>(e-)(d) Display Content. Broker participants and R.E. Subscribers shall not display confidential information fields, as determined by the MLS in the MLSs’ sole discretion, such as that information intended for cooperating brokers rather than consumers.</p>	<p>(d) Display Content. Broker participants and R.E. Subscribers shall not display confidential information fields, as determined by the MLS in the MLSs’ sole discretion, such as that information intended for cooperating brokers rather than consumers.</p>

<p>(d) Listing Attribution. All listings on a Broker Participant or R.E. Subscriber's site displayed by framing or other electronic means, shall display the name of the listing firm and the name of the listing agent in a manner designed to easily identify such listing firm or agent. Listing firm and listing agent name shall be displayed in a readily visible color and typeface not smaller than the median used in the display of the listing data. Each results screen, including the thumbnail and summary view, shall display the listing firm and listing agent name for each listing.-</p>	<p>(d)(e) Listing Attribution. All IDX listing displays listings on a Broker Participant or R.E. Subscriber's site displayed by framing or other electronic means, shall display the name of the listing firm and the name of the listing agent in a manner designed to easily identify such listing firm or agent. Listing firm and listing agent name shall be displayed in a readily visible color and typeface not smaller than the median used in the display of the listing data. Each results screen, including the thumbnail and summary view, shall display the listing firm and listing agent name for each listing.-</p>	<p>(e) Listing Attribution. All IDX listing displays shall display the name of the listing firm and the name of the listing agent in a manner designed to easily identify such listing firm or agent. Listing firm and listing agent name shall be displayed in a readily visible color and typeface not smaller than the median used in the display of the listing data. Each results screen, including the thumbnail and summary view, shall display the listing firm and listing agent name for each listing.-</p>
<p>(e) Modifications. Broker participants and R.E. Subscribers shall not modify the information displayed pursuant to these MLS rules. However, permissible MLS data may be augmented with additional data not otherwise prohibited from display, provided the source of any additional data is clearly identified.</p>	<p>(e)(f) Modifications. Broker participants and R.E. Subscribers shall not modify the information displayed pursuant to these MLS rules.<u>(This is not a limitation on site design but refers to changes to actual listing data)</u> However, permissible MLS data may be augmented with additional data not otherwise prohibited from display, provided the source of any additional data is clearly identified.</p>	<p>(f) Modifications. Broker participants and R.E. Subscribers shall not modify the information displayed pursuant to these MLS rules.<u>(This is not a limitation on site design but refers to changes to actual listing data)</u> However, permissible MLS data may be augmented with additional data not otherwise prohibited from display, provided the source of any additional data is clearly identified.</p>

<p>(f) Source and Update. Information displayed shall indicate the source of the information being displayed and the most recent date updated. Broker Participants and R.E. Subscribers shall update all downloads and refresh all data at least once every 3 days;</p>	<p>(f) (g) Source and Update. Information displayed shall indicate the MLS as the source of the information being displayed and the most recent date updated. Displays of minimum information (e.g. a one-line or thumbnail search result, text message, “tweets”, etc of two hundred (200) characters or less) are exempt from the requirement but only when linked directly to a display that includes all required disclosure. Broker Participants and R.E. Subscribers shall update all downloads and refresh all MLS downloads and IDX displays automatically fed by those downloads data at least once every 3 days;</p>	<p>(g) Source and Update. Information displayed shall indicate the MLS as the source of the information being displayed and the most recent date updated. Displays of minimum information (e.g. a one-line or thumbnail search result, text message, “tweets”, etc of two hundred (200) characters or less) are exempt from the requirement but only when linked directly to a display that includes all required disclosure. Broker Participants and R.E. Subscribers shall update all downloads and refresh all MLS downloads and IDX displays automatically fed by those downloads at least once every 3 days;</p>
<p>(g) Usage and Distribution Limitations. Sharing of the MLS compilation with any third party not authorized by the MLS is prohibited. Broker Participants and R.E. Subscribers shall indicate on their websites that the information being provided is for consumers’ personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.</p>	<p>(g) (h) Usage and Distribution Limitations. Sharing of the MLS compilation with any third party not authorized by the MLS is prohibited. Broker Participants and R.E. Subscribers shall indicate on their websites displays that the information being provided is for consumers’ personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. 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.</p>	<p>(h) Usage Limitations. Broker Participants and R.E. Subscribers shall indicate on their displays that the information being provided is for consumers’ personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. 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.</p>

<p>(h) Display Purpose. Broker Participants and R.E. Subscribers may not use IDX-provided listings for any purpose other than display on their websites. This does not require Broker Participants and R.E. Subscribers to prevent indexing of IDX listings by recognized search engines.</p>	<p>(h) (i) Display Purpose. Broker Participants and R.E. Subscribers may not use IDX-provided listings for any purpose other than display as provided in these rules. on their websites. This does not require Broker Participants and R.E. Subscribers to prevent indexing of IDX listings by recognized search engines.</p>	<p>(i) Display Purpose. Broker Participants and R.E. Subscribers may not use IDX-provided listings for any purpose other than display as provided in these rules. This does not require Broker Participants and R.E. Subscribers to prevent indexing of IDX listings by recognized search engines.</p>
<p>(i) Restricted Display. Listings or property addresses of sellers who have directed their listing brokers to withhold their listing or their property address from display on the Internet (including, but not limited to, publicly-accessible websites or VOWs) shall not be accessible via IDX sites.</p>	<p>(i) (j) Restricted Display. Listings, including or property addresses, can be included in IDX display except where of sellers who have directed their listing brokers to withhold their listing or their the listings property address from all display on the Internet (including, but not limited to, publicly-accessible websites or VOWs) shall not be accessible via IDX sites.</p>	<p>(j) Restricted Display. Listings, including property addresses, can be included in IDX display except where sellers have directed their listing brokers to withhold their listing or the listings property address from all display on the Internet (including, but not limited to, publicly-accessible websites or VOWs)</p>
<p>(j) Selective Listing Display. Not all listings from the MLS must be displayed as long as any exclusions from display on Broker Participants' and R.E. Subscribers' IDX sites are based on objective criteria, e.g. Type of property, listed price or geographical location.</p>	<p>(j) (k) Selective Listing Display. Not all listings from the MLS must be displayed as long as any exclusions from display on Broker Participants' and R.E. Subscribers' IDX sites are based on objective criteria, e.g. Type of property, listed price or geographical location. Selection of listings displayed on any IDX site must be independently made by each Participant.</p>	<p>(k) Selective Listing Display. Not all listings from the MLS must be displayed as long as any exclusions from display on Broker Participants' and R.E. Subscribers' IDX sites are based on objective criteria, e.g. Type of property, listed price or geographical location. Selection of listings displayed on any IDX site must be independently made by each Participant.</p>

<p>(k) Restricted Access. No portion of the MLS database shall be distributed, provided to or made accessible to any person except as provided for in these rules and/or in the National Association of REALTORS IDX policy.</p>	<p>(k) (l) Restricted Access and Distribution. No portion of the MLS database shall be distributed, provided to or made accessible to any person except as provided for in these rules and/or in the National Association of REALTORS IDX policy. Sharing of the MLS compilation with any third party not authorized by the MLS is prohibited. Except as provided in the IDX policy and these rules, an IDX site or a Participant or user operating an IDX site or displaying IDX information as otherwise permitted may not distribute, provide or make any portion of the MLS database available to any person or entity.</p>	<p>(l) Restricted Access and Distribution. Sharing of the MLS compilation with any third party not authorized by the MLS is prohibited. Except as provided in the IDX policy and these rules, an IDX site or a Participant or user operating an IDX site or displaying IDX information as otherwise permitted may not distribute, provide or make any portion of the MLS database available to any person or entity.</p>
<p>(l) Brokerage Identification. When displaying listing content, a Broker Participant's or R.E. Subscriber's website must clearly identify the name of the brokerage firm under which they operate in a readily visible color and typeface.</p>	<p>(l) (m) Brokerage Identification. When displaying listing content, a Broker Participant's or R.E. Subscriber's website Any IDX display controlled by a Broker Participant or R.E. Subscriber must clearly identify the name of the brokerage firm under which they operate in a readily visible color and typeface.</p>	<p>(m) Brokerage Identification. Any IDX display controlled by a Broker Participant or R.E. Subscriber must clearly identify the name of the brokerage firm under which they operate in a readily visible color and typeface.</p>

<p>(m) Co-Mingling. A Broker Participant or R.E. Subscriber may co-mingle the listings of other Participants with listings from other MLS sources on its website, provided all such displays are consistent with these rules. Co-mingling is (a) the ability for a visitor to the website to execute a single search that searches any portion of the IDX database at the same time it searches listing data from any other source(s); or (b) the display on a single web page or any portion of the IDX database and listing data from any other source.</p>	<p>(m) (n) Co-Mingling. A Broker Participant or R.E. Subscriber may co-mingle the listings of other Participants through IDX from this MLS with listings from other MLS sources on its IDX display website, provided all such displays are consistent with these rules. Co-mingling is (a) the ability for a visitor to the website to execute a single search that searches any portion of the IDX database at the same time it searches listing data from any other source(s); or (b) the display on a single web page or any portion of the IDX database and listing data from any other source. Listings obtained from other MLSs must display the source from which each such listing was obtained. Displays a minimum information (e.g. a one-liner 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 display that includes all required disclosures.</p>	<p>(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 rules. Co-mingling is (a) the ability for a visitor to the website to execute a single search that searches any portion of the IDX database at the same time it searches listing data from any other source(s); or (b) the display on a single web page or any portion of the IDX database and listing data from any other source. Listings obtained from other MLSs must display the source from which each such listing was obtained. Displays a minimum information (e.g. a one-liner 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 display that includes all required disclosures.</p>
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<p>(n) Third Party Comments and Automated Value Estimates. Any IDX site that (a) allows third-parties to write comments or reviews about particular listings or displays a hyperlink to such comments or reviews in immediate conjunction with particular listings, or (b) displays an automated estimate of the market value of the listing (or hyperlink to such estimate) in immediate conjunction with the listing, shall disable or discontinue either or both of those features as to the seller’s listing at the request of the seller. The listing broker or agent shall communicate to the MLS that the seller has elected to have one or both of these features disabled or discontinued on all Broker participants’ and R.E. Subscribers’ websites. Except for the foregoing and subject to section (o) below, a Broker Participant’s or R.E. Subscriber’s IDX site may communicate the Broker Participant’s or R.E. Subscriber’s professional judgment concerning any listing. Nothing shall prevent an IDX site from notifying its viewers that a particular feature has been disabled at the request of the seller.</p>	<p>(n)(o) Third Party Comments and Automated Value Estimates. Any IDX site display controlled by a Broker Participant or R.E. Subscriber that (a) allows third-parties to write comments or reviews about particular listings or displays a hyperlink to such comments or reviews in immediate conjunction with particular listings, or (b) displays an automated estimate of the market value of the listing (or hyperlink to such estimate) in immediate conjunction with the listing, shall disable or discontinue either or both of those features as to the seller’s listing at the request of the seller. The listing broker or agent shall communicate to the MLS that the seller has elected to have one or both of these features disabled or discontinued on all displays controlled by Broker participants’ and R.E. Subscribers’ websites. Except for the foregoing and subject to section (o) below, a Broker Participant’s or R.E. Subscriber’s IDX site display may communicate the Broker Participant’s or R.E. Subscriber’s professional judgment concerning any listing. Nothing shall prevent an IDX site display from notifying its viewers that a particular feature has been disabled at the request of the seller.</p>	<p>(o) Third Party Comments and Automated Value Estimates. Any IDX site display controlled by a Broker Participant or R.E. Subscriber that (a) allows third-parties to write comments or reviews about particular listings or displays a hyperlink to such comments or reviews in immediate conjunction with particular listings, or (b) displays an automated estimate of the market value of the listing (or hyperlink to such estimate) in immediate conjunction with the listing, shall disable or discontinue either or both of those features as to the seller’s listing at the request of the seller. The listing broker or agent shall communicate to the MLS that the seller has elected to have one or both of these features disabled or discontinued on all displays controlled by Broker participants’ and R.E. Subscribers’. Except for the foregoing and subject to section (o) below, a Broker Participant’s or R.E. Subscriber’s IDX display may communicate the Broker Participant’s or R.E. Subscriber’s professional judgment concerning any listing. Nothing shall prevent an IDX display from notifying its viewers that a particular feature has been disabled at the request of the seller.</p>
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<p>(o) Making Corrections. Broker Participants and R.E. Subscribers shall maintain a means (e.g., e-mail address, telephone number) to receive comments about the accuracy of any data or information that is added by or on behalf of Broker Participants and R.E. Subscribers beyond that supplied by the MLS and that relates to a specific property displayed on the IDX site. Broker Participants and R.E. Subscribers shall correct or remove any data or information relating to a specific property upon receipt of a communication from the listing broker or listing agent for that property explaining why the data or information is false. However, the Broker Participants and R.E. Subscribers shall not be obligated to remove or correct any data or information that simply reflects good faith opinion, advice, or professional judgment.</p>	<p>(o) (p) Making Corrections. Broker Participants and R.E. Subscribers shall maintain a means (e.g., e-mail address, telephone number) to receive comments about the accuracy of any data or information that is added by or on behalf of Broker Participants and R.E. Subscribers beyond that supplied by the MLS and that relates to a specific property displayed on the IDX site. Broker Participants and R.E. Subscribers shall correct or remove any data or information relating to a specific property upon receipt of a communication from the listing broker or listing agent for that property explaining why the data or information is false. However, the Broker Participants and R.E. Subscribers shall not be obligated to remove or correct any data or information that simply reflects good faith opinion, advice, or professional judgment.</p>	<p>(p) Making Corrections. Broker Participants and R.E. Subscribers shall maintain a means (e.g., e-mail address, telephone number) to receive comments about the accuracy of any data or information that is added by or on behalf of Broker Participants and R.E. Subscribers beyond that supplied by the MLS and that relates to a specific property. Broker Participants and R.E. Subscribers shall correct or remove any data or information relating to a specific property upon receipt of a communication from the listing broker or listing agent for that property explaining why the data or information is false. However, the Broker Participants and R.E. Subscribers shall not be obligated to remove or correct any data or information that simply reflects good faith opinion, advice, or professional judgment.</p>
<p>(p) Search Result Limitation. Broker Participants and R.E. Subscribers shall limit the number of listings that a viewer may view, retrieve, or download to not more than 100 in response to any inquiry.</p>	<p>(p) (q) Search Result Limitation. Broker Participants and R.E. Subscribers shall limit the number of listings that a viewer may view, retrieve, or download to not more than 100 in response to any inquiry.</p>	<p>(q) Search Result Limitation. Broker Participants and R.E. Subscribers shall limit the number of listings that a viewer may view, retrieve, or download to not more than 100 in response to any inquiry.</p>

<p>(q) Advertising. Deceptive or misleading advertising (including co-branding) on pages displaying IDX-provided listings is prohibited. For purposes of these rules, co-branding will be presumed not to be deceptive or misleading if the Broker Participant's and/or R.E. Subscriber's logo and contact information is larger than that of any third party.</p>	<p>(q) (r) Advertising. Deceptive or misleading advertising (including co-branding) on pages displaying IDX-provided listings is prohibited. For purposes of these rules, co-branding will be presumed not to be deceptive or misleading if the Broker Participant's and/or R.E. Subscriber's logo and contact information is larger than that of any third party.</p>	<p>(r) Advertising. Deceptive or misleading advertising (including co-branding) on pages displaying IDX-provided listings is prohibited. For purposes of these rules, co-branding will be presumed not to be deceptive or misleading if the Broker Participant's and/or R.E. Subscriber's logo and contact information is larger than that of any third party.</p>
<p>(r) Sold listings must also comply with the following additional requirements:</p> <ul style="list-style-type: none"> • Public remarks may not be displayed • List price may not be displayed, except where the actual selling price has been legitimately withheld and the last list price, with appropriate symbol, substitutes for the selling price. • Only the main photo can be displayed; no additional photos are permitted • All additional public fields in the IDX content (other than the fields explicitly called out here) can be displayed • Listings older than 3 years may not be displayed by vendor products; Participants are not subject to this limitation 	<p>(r) (s) Sold listings must also comply with the following additional requirements:</p> <ul style="list-style-type: none"> • Public remarks may not be displayed • List price may not be displayed, except where the actual selling price has been legitimately withheld and the last list price, with appropriate symbol, substitutes for the selling price. • Only the main photo can be displayed; no additional photos are permitted • All additional public fields in the IDX content (other than the fields explicitly called out here) can be displayed • Listings older than 3 years may not be displayed by vendor products; Participants are not subject to this limitation 	<p>(s) Sold listings must also comply with the following additional requirements:</p> <ul style="list-style-type: none"> • Public remarks may not be displayed • List price may not be displayed, except where the actual selling price has been legitimately withheld and the last list price, with appropriate symbol, substitutes for the selling price. • Only the main photo can be displayed; no additional photos are permitted • All additional public fields in the IDX content (other than the fields explicitly called out here) can be displayed • Listings older than 3 years may not be displayed by vendor products; Participants are not subject to this limitation

12.16.1 Notification by Authorized Broker Participants and Real Estate Subscribers.

Broker participants and R.E. Subscribers partaking in the display of MLS active/sold listing information of other brokers' listings pursuant to Section 12.16 must notify the MLS before displaying said MLS active/sold listing information and must make their website directly accessible to the MLS and other MLS participants for purposes of monitoring/ensuring compliance with applicable rules and policies.

12.16.1 Notification by Authorized Broker Participants and Real Estate Subscribers.

Broker participants and R.E. Subscribers partaking in the display of ~~MLS active/sold listing~~ **IDX** information of other brokers' listings pursuant to Section 12.16 must notify the MLS before displaying said ~~MLS active/sold listing~~ **IDX** information and must **give the MLS direct access as well as allow access for other MLS Participants** ~~make their website directly accessible to the MLS and other MLS participants~~ for purposes of monitoring/ensuring compliance with applicable rules and policies.

12.16.1 Notification by Authorized Broker Participants and Real Estate Subscribers.

Broker participants and R.E. Subscribers partaking in the display **IDX** information of other brokers' listings pursuant to Section 12.16 must notify the MLS before displaying said **IDX** information and must **give the MLS direct access as well as allow access for other MLS Participants**