

## New/Modified MLS Rules adopted by Bay East AOR

The following MLS Rule change was approved by the Bay East Association of REALTORS and will be effective May 5, 2017. If you have any questions regarding the changes please contact Roya Chaudhry at 925-730-4071 or [royac@bayeast.org](mailto:royac@bayeast.org) for a full set of the MLS Rules and Regulations [click here](#)

### Changes to the Rule *(section in red is new)*

**12.7 "Sold" Signs, ~~and~~ Use of the Term "Sold," and Advertising Sold Listings.** Only Broker Participants or R.E. Subscribers who participated in the transaction as the listing broker or cooperating broker may claim to have “sold” the property. Prior to closing, a cooperating broker may post a “sold” sign on a property only with the consent of the listing broker. This section does not, however, prohibit any broker from advertising ~~the addresses and prices of a permissible subset of allowable listing content regarding~~ the properties that have sold in a neighborhood after the information regarding the properties has been published as long as the advertisement does not imply the agent was involved in the transaction unless such is the case and as long as the advertisement otherwise presents a “true picture” as is meant under Article 12 of the N.A.R. Code of Ethics, its Standards of Practice and its Case Interpretations. **Allowable listing content may include only those portions of the MLS compilation consisting of the following: property address (and whether attached or detached), status, price, number of bedrooms, number of bathrooms, number of garages (and whether attached or detached), square footage, lot size, year built, tract or development name, and if there is a pool. Display of other fields, as well as confidential information and photographs, is prohibited.**

#### Explanation:

- **Section 12.7 "Sold" Signs and Use of the Term "Sold"** has been revised to better clarify the categories of sold information which are allowed to be displayed in promotional mailers, including maintaining the existing standard that MLS photos of sold listings are not allowed.