

New/Modified MLS Rules adopted by Bay East AOR

The following MLS Rule/Fine schedule change was approved by the Bay East Association of REALTORS and will be effective January 4, 2019. If you have any questions regarding the changes please contact compliance dept. at 925-730-4060 or MLSServices@bayeast.org for a full set of the MLS Rules and Regulations [click here](#)

<i>Section in red = new / Section in strikethrough = removed</i>		
RULE SECTION	BRIEF SUMMARY	FINE ASSESSMENT
7.5	Listing Not Loaded Within 3 days of Start Date of Listing	1 st – Courtesy Call 2 nd - \$300 Violation + MLS Class 3 rd - \$500 Violation + MLS Class 4 th -\$1000 Violation + \$200 Admin fee & Class
7.6	Listing Waiver Not Submitted to MLS Within 3 days of Start Date of Listing	1 st – Courtesy Call 2 nd - \$300 Violation + MLS Class 3 rd - \$500 Violation + MLS Class 4 th -\$1000 Violation + \$200 Admin fee & Class
7.24	Failure to disclose Auction listings requirements	1 st – Courtesy Call 2 nd - \$100 Violation 3 rd - \$200 \$300 Violation + MLS Class 4 th - \$300 \$500 Violation + \$200 Admin fee & Class
7.26	Entry of a listing as new after withdrawn/canceled without a new listing contract	1 st – Courtesy Call 2 nd - \$100 \$200 Violation 3 rd - \$200 \$300 Violation 4 th - \$300 \$400 Violation + \$200 Admin fee & Class
8.1	Posting of a Listing to the MLS Without Having a Written Listing Agreement is a violation	1 st – Courtesy Call \$500 Violation 2 nd - \$500 Violation Violation forward to Prof Std 3rd - \$1500 Violation 4th - Violation forward to Prof Std
9.1.1	Listing Not Ready for Showing Within 3 Days After Submission of Listing 1. Only exception is tenants' rights 2. Or unless seller indicates otherwise in writing	1 st – Courtesy Call 2 nd - \$100 \$300 Violation 3 rd - \$200 \$400 Violation 4 th - \$400 \$500 Violation + \$200 Admin fee & Class
11.5b	Photo/image of the front exterior of the property must be added upon submission of the listing into the MLS.	1 st – Courtesy Call 2 nd - \$100 \$200 Violation

		3 rd - \$200 \$300 Violation 4 th - \$300 \$400 Violation + \$200 Admin fee & Class
12.5.1	Misuse of Public Remarks – Publishing: <ul style="list-style-type: none"> - Telephone/Fax Numbers - Names, Including Company Names - Email Addresses - Websites - Virtual Tours - Showing instructions (exception: Open House date/Time) - Information directed toward Real Estate agents/broker (compensation or bonuses) 	1 st – Courtesy Call 2 nd - \$100 \$200 Violation 3 rd - \$200 \$300 Violation 4 th - \$300 \$400 Violation + \$200 Admin fee & Class
Splitting section 12.5.2 this into 2 sections		
12.5.2 a, d	Misuse of Confidential Remarks: Failure to Include “For Comps Only” in First Line of Confidential Remarks of Listings Entered For That Purpose Reference to Licensed Non-Subscribers Except in the Case of Reciprocal Listings	1 st – Courtesy Call 2 nd - \$100 Violation 3 rd - \$200 Violation 4 th - \$400 Violation + \$200 Admin fee & Class
12.5.2 e & f	No reduction conditions on compensation. Failure to Update Offer Date Within 1 day After Receiving Revised Written Instructions from Seller(s)	1st - Courtesy Call 2nd - \$200 Violation 3rd - \$400 Violation 4th - \$800 Violation + \$200 Admin fee & Class
13.2.2	Use of Lockbox No Lockbox	1 st - Courtesy Call 2 nd - \$100 \$200 Violation 3 rd - \$200 \$400 Violation 4 th - \$400 \$800 Violation + \$200 Admin fee & Class