

SUMMARY OF MLS RULE CHANGE EFFECTIVE AUGUST 1, 2022

The MMG Committee made up of representatives from Bay East, Contra Costa and Bridge Associations passed a motion at their June meeting to revise MLS Rule 11.5 Photographs on the MLS to stipulate that the front exterior be the primary photo to prepare for upcoming technology whereby an MLS Subscriber may mark photos private at the request of their seller and only the primary photo would be disseminated.

From time to time, C.A.R. updates the Model MLS Rules to comply with N.A.R. mandated Rule changes. The following changes to Section 7.11, 12.19, 12.19.10, 12.19.13, 12.19.15 and removal of Exhibit A are mandated and will take effective August 1, 2022.

11.5 Photographs on the MLS.

b) At least one (1) photo or graphic image of the front exterior of the property accurately displaying the listed property (except where sellers expressly direct in writing that photographs of their property not appear in MLS compilations) is required to be posted **in the primary photo position** on the MLS within 1 day of the listing in all categories other than business opportunity and Lots and Land.

7.11 Detail on Listings Filed with the Service. All listings input into the MLS shall be complete in every detail including full gross listing price, listing expiration date, compensation offered to other broker participants and any other information required to be included as determined by the MLS & Business Technology Committee and approved by the Board of Directors. **For residential listings, the property address must be input into the MLS where one exists at the time the listing is filed, or the parcel identification number must be input instead if the property address is unavailable. If no address or parcel identification number is available at the time the residential listing is filed, the listing must, at a minimum, contain a legal description of the property sufficient to describe the location of the property.** Listings that are incomplete shall be ineligible for publication in the MLS and subject to immediate removal.

12.19 Virtual Office Website (“VOW”)

[Coinciding National Association of REALTORS® VOW Policy (“VOW Policy”) available [here](#), is adopted and incorporated herein]

Section 12.19.10: Except as provided in these rules, the VOW Policy [set forth in Exhibit A](#) hereto or any other applicable MLS rules or policies, no Participant shall distribute, provide, or make accessible any portion of the MLS Listing Information to any person or entity.

Section 12.19.13: A Participant who intends to operate a VOW to display MLS Listing Information must notify the MLS of its intention to establish a VOW and must make the VOW readily accessible to the MLS and to all MLS Participants for purposes of verifying compliance with these Rules, the [VOW Policy set forth in Exhibit A hereto](#) and any other applicable MLS rules or policies.

Section 12.19.15: A Participant's VOW may not make available for search by, or display to, Registrants any of the following information:

- a. Expired or withdrawn listings.
- b. ~~The compensation offered to other MLS Participants.~~
- c. The seller's and occupant's name(s), phone number(s), or e-mail address(es).
- d. Instructions or remarks intended for buyer brokers only, such as those regarding showings or security of listed property.