MLS & Rules Committee

Meeting Minutes



Date:2/14/2023Co-Chairperson:Cheri DrakeTime:1pmCo-Chairperson:Taylor LaRue

Location: LBOR Office **Staff Liaison:** Linda Manley & Rob Hulse

Attendees:

P Cheri Drake P Taylor LaRue P Bailey Stuart P Chris Earl P Jill Ballew
A Libby Grady P Lindsay Landis E Michelle Roberts Freeman P Nicholas Lerner P Ryan Desch

P Vanessa Schmidt E Zach Dodson AL/LE P Kelly Rogriguez

Attendance Legend P Present E Excused A Absent AL - Arrived Late LE - Left Early

Guests (non-Quorum) A Mohammed Aldamen A Jennifer Catlin

AGENDA MINUTES

No Topic Presenter Done Notes/Update

1 Review Previous Meeting Minutes from 01/25/2023

After review, it was moved and 2nd to approve the previous meeting's minutes. Motion Passed.

2 Update from LMLS Staff

Exclusive Firm Listing Visibility & Clear Cooperation Policy

Staff shared details of a Clear Cooperation Policy that occurred. Committee input and discussion about what to do when a CCP occurs. The fine amount has been previously established at \$50. Points discussed included the policy currently in place that a listing with which a CCP violation happens that is also in the Paragon System with a Limited Visibility Type, must be changed to MLS Listing (visible to all).

Additionally, Staff reviewed the following with the Committee.

- a. Follow up: "MLS Listing" LVT in MLS with No Internet/IDX this is how you can quietly market a listing to all Brokers and Agents, while not being on the internet.
- b. Showing Availability Policy Fair and Equal Access for All
- c. Paragon Test Site Now Up with changes need testers: After discussion, Lindsay Landis, Taylor LaRue, Vanessa Schmidt, Nicholas Lerner, Bailey Stuart, Chris Earl, and Kelly Rodriguez agreed to help.
- d. Review Agenda/Action Item list with Committee

3 Multi-Family Rider to the Property Disclosure

A draft of the Investment Property Rider to the Property Disclosure was discussed. During discussion, a few changes were noted in Paragraph 4. After consideration, it was moved and 2nd to approve the Investment Property Rider to the Seller's Property Condidion Disclosure, with the proposed changes to paragraph #4. Motion Passed.

4 Seller Concessions for Statuses other than SOLD

Taylor/Rob

The Committee discussed a recommendation to open the Seller's Concession field up to Active. After discussion, it was moved and seconded to approve the use of the Seller's Concession fields in statuses other than just Sold; i.e., Active, Under Contract.

5 Smart Home Turnover - Addendum to the Seller's Disclosure

a. Review Smart Home Disclosure Addendum

After Discussion, it was moved to review and format the Smart Home Rider to the Seller's Property Consdition Disclosure. Staff will update the form and bring it back to the committee at the next meeting for review.

Having reached the end of the meeting, the Committee meeting was adjourned.

Meeting was adjourned at 2:30pm, with the next meeting day and time scheduled for March 2nd at 1:00 pm.