

MLS & Rules Committee

Meeting Minutes

Lawrence Board of REALTORS®

Tuesday, June 21, 2022

2:00pm to 3:30pm

The meeting was called to order by Committee Chairperson Bailey Stuart.

Minutes of the June 7th meeting were reviewed. LMLS Staff also shared that strict enforcement is occurring on MLS violations and fine letters are consistently being issued. Also, correction of Sold Statuses is occurring (primarily from Sold, to Sold COOP). After the review of minutes and the report from LMLS Staff, **it was moved and seconded to approve the minutes. Motion Passed.**

2022 MLS & RULES	Attendance	
<i>Bailey Stuart, Chairperson</i>	<i>McG</i>	<i>Present</i>
Ashley Taylor	HRE	Present
Cheri Drake	McG	Present
Chris Earl	SRE	Present
Jill Ballew	SRE	Present
Libby Grady	SRE	Absent
Lindsay Landis	McG	Present
Michelle Roberts-Freeman	SRE	Present
Mohammad Aldamen	EXP	Absent
Nicholas Lerner	McG	Present
Ryan Desch	R+K	Excused
Shelly Milburn	BHGKC	Excused
Vanessa Schmidt	KWI	Present
Victoria Perdue	KWI	Absent
Zach Dodson	SRE	Present
Rob Hulse, Staff Liaison	LBOR	Present

The Committee resumed discussion from the previous meeting about MLS timelines for submittal of listings and documents, and for readily available to show. As it now relates to submittal of listings to the MLS, the current rule is that all new listings, status changes, and any changes germane to the listing agreement are required by midnight of the 3rd business day. After discussion, **it was moved and seconded to change the current policy on the timeline for submittal of all new listings, status changes, and any changes germane to the listing agreement to now occur within 1 business day (reducing from the current policy of 3 business days). Motion Passed on a vote of 5-4.**

Next, the Committee discussed a fine structure for a violation of MLS Policy for late submittal of all new listings, status changes, and any changes germane to the listing agreement. The Committee discussed the need for an escalation of fines for violations of this timeline. After discussion, it was moved and seconded to leave the 1st Offense at \$25, with a 2nd Offense escalating to \$250, and a 3rd Offense going before the Board of Directors for review and disciplinary action. Motion Passed on a vote of 6-1 with 1 member abstaining.

Next, the Committee discussed whether the MLS should offer a Limited Visibility Type of Agent Exclusive (the existence of this VT has been challenged by a Broker). After discussion, **it was moved and seconded to leave Agent Exclusive as a Limited Visibility Type in the MLS, and to add checkboxes for Agent Exclusive, Office Exclusive, and Firm Exclusive to the Authorization to Withhold on the Listing Agreement, and to add a Broker Signature Line on the Agreement if the Agent Exclusive Visibility Type is checked on the Listing Agreement. Motion Passed.**

Next, the Committee discussed whether to add 3 new sold statuses to reflect closings when a listed property was in a limited visibility type at the time of contract. It is suggested that the MLS add:

- Sold Agent - Exclusive
- Sold Office - Exclusive
- Sold Firm - Exclusive

After discussion, **it was moved and seconded to add these three Sold Statuses as proposed above. Motion Passed.**

Having reached the end of the meeting time, the Committee decided to meet next on August 2nd at 2pm. The meeting adjourned at 3:30pm.