

MLS & Rules Committee Minutes

September 18, 2024 – 1:30pm.

Previous Meeting Minutes – It was moved and seconded to approve. Motion Passed.

The Committee reviewed a history of Sold Listings that had a Limited Visibility Status, resulting in a Sold Status of Sold Agent/Office/Firm Exclusive.

Conclusions:

- There is one company with more than others.
- There is a manual process to audit and track these listings.
- Staff can maintain the manual audit process.
- Most Agent mistakes occur because Agents are not aware of the process.
- Conditional Logic/Automation in Paragon isn't an option because of other Conditional Rules that are already in place for Sold Fields.

Next, the Committee discussed a suggestion to add Unrepresented Buyer and Unrepresented Seller as Agents in the MLS. These are needed because in some cases the Non-Member is being used implying that an Agent was responsible for a side, when the Seller or Buyer was unrepresented.

As a result, **it was moved and seconded to add Unrepresented Buyer and Unrepresented Seller to Paragon, and to add two checkboxes in the Sold Container of Paragon Input indicating 1) Seller is Unrepresented and 2) Buyer is Unrepresented. Motion Passed.**

Next, the Committee discussed possible enhancements to Realtor.com. Realtor.com can provide greater SOLD information online, without revealing the sales price. The additional information would reveal both the Selling and Listing Agents. After discussion, it was moved and seconded to give Realtor.com greater license to use the SOLD data from the Lawrence MLS to enhance Selling and Listing attribution at Realtor.com. Motion Passed (7 in favor and 3 opposed).

Last, the Committee again discussed whether it is okay to use a distribution list, provided by the Lawrence MLS, for Listing Agents to use to send out mass emails about Commission, Realtor Open Houses, etc. If NAR does not see this as a problem related to the NAR Settlement, does the MLS need to adopt a policy limiting the SPAM email that agents send. After discussion, **it was moved and seconded for Rob/Staff to get some direction on from NAR as far as using the MLS distribution list to mass email members. Motion Passed.**

For next month's agenda:

- Consider requiring MLS training for all new members
- Suggest removing "change form" from our form's library - we have different tools in place since we have last had this discussion
- Suggest having an explanation on how the mechanism of what "sold before listed" should look like as far as listing input under MLS resources
- Suggest having an explanation on how the mechanism of what "sold after expiration" should look like as far as listing input under MLS resources

Next meeting on October 16th at 11:30am to 1:00pm.

Meeting adjourned.