

e. Begin Show Date Clarification - Notice to Showing Agents if/when the Begin Showing Date is moved to an earlier date.

Previously discussed - the Listing Agent will need to notify Showing Agents to reschedule if the Begin Show date is extended.

f. Reference to one (1) day. Do we need to clarify that this is a Calendar day or Business day?

All MLS Rules use one (1) business day. s extended.

g. Intended Showings - Why is there one (1) day to make a listing Active if/when a Showing occurs? Further discussion needed.

h. Unintended Showings - is further clarification needed?

4 Forms Committee Update - changes to support Coming Soon Policy (EROS and the Amendment to the EROS)

5 Discuss removing the Change Form from the LBOR Forms Library

6 Define the status of "Sold Before Listed"

7 Define the status of "Sold After Expiration"

8 Under Contract Listings returning to Active Status prior to signed Cancellation Notice.

9 Investor Property Listings - Painpoint for Readily Available to Show at 1 Business Day.

10 Consider Tabled Topics?

a. Readily Available to Show.

b. Fair and Equal Access for all.

c. Do we need policy/rules regarding Ancillary Dwelling Units (ADUs)?

d. Define "Reasonably Prominent" in IDX Rules.

11 **Next Meeting:** _____

12 **Adjourn:**

MLS & RULES COMMITTEE ACTION ITEMS

No	Action	Due Date	Responsible Member	In Process	Done	Notes/Update
	Create Class Content for Required New Member MLS Training.	01.15.2025	LMLS Staff - Rob	√		Approved by Board of Directors on 11.13.2024
	Work with Realtor.com to expand Sold Data online.	11.01.2024	LMLS Staff - Rob		√	Approved by Board of Directors on 10.09.2024
	Add the Following Members to Paragon - Unrepresented Buyer and Unrepresented Seller	01.15.2025	LMLS Staff - Rob	√		Approved by Board of Directors on 10.09.2024
	Add Checkboxed in the Sold Container in Paragon for Seller was unrepresented / Buyer was Unrepresented.	01.15.2025	LMLS Staff - Rob	√		Approved by Board of Directors on 10.09.2024
	Add General Language to SPCD and Publish with new statement regarding a property's use - subject to regulations.	01.15.2024	LMLS Staff - Rob	√		Requires New Formatting
	Expand Sold Data at Realtor.com to include attribution for both the Listing and Selling agents.	11.01.2024	LMLS Staff - Rob		√	Approved by Board of Directors on 10.09.2024
	Statistical Reporting Policy - Add to Governing Docs	06.01.2024	LMLS Staff - Rob		√	
	Statistical Reporting Policy - Communicate new Policy to Membership	06.01.2024	LMLS Staff - Rob		√	
	Communicate that Production Awards have been permanently discontinued.	06.01.2024	LMLS Staff - Rob		√	Approved by Board of Directors on 04.05.2024
	Recommend Citation Schedule for adoption and pass along to Professional Standards Committee	03.21.2024	LMLS Staff - Rob		√	
	Create a new Citation (fine) Policy/Schedule and return to Committee with recommendation.	03.01.2024	LMLS Staff - Rob		√	
	Zillow - configure with at Time/Date stamp to display in chronological order as a new listing.	03.01.2024	LMLS Staff - Rob		√	
	Present recommendation from MLS & Rules to expand photos to 100 in Paragon.	11.13.2023	LMLS Staff - Rob		√	
	Create a new Detail Report specific to feedback provided by Appraisers.	In Appraiser's Hands at this time.	Member Appraiser and LMLS Staff	√		Waiting on the Appraiser for noted changes.

MLS & Rules Committee 2024	Role	1/25	2/22	3/21	5/16	6/20	6/24	8/22	9/18	10/16	Nov 13	12/12	Present	Excused	Unexcused
		Thu	Thu	Thu	Thu	Thu	Mon	Thu	Wed	Wed	Wed	Thu	P	E	U
Elizabeth Ham	Co-Chairperson	P	P	P	P	E	P	P	p	P	Z				
Vanessa Schmidt	Co-Chairperson	P	P	AL	P	P	P	P	p	P	P				
Anna Clemente	Committee Member	U	P	P	P	P	P	P	P	P	P				
Bailey Stuart	Committee Member	P	P	P	P	P	P	P	E	P	P				
Cheri Drake	Committee Member	P	P	P	Z	E	P	P	P	P	AL				
Chris Earl	Committee Member	P	E	P	P	P	P	E	P	P	E				
Cindy Glynn	Committee Member					P	P	P-Z	E	P	P				
Danny Freeman	Committee Member	P	P	E	P	E	E	E	P	P	P				
Deanna Dibble	Committee Member				P	P	P	AL	P	P	Z				
Drew Deck	Committee Member								P	P	P				
Erin Maigaard	Committee Member	P	U	P	P	P	E	P	P	P	P				
Lindsay Landis	Committee Member	P	P	P	P	P	P	P	P	P	P				
Michelle Roberts-Freeman	Committee Member	AL-E	P	P	P	E	E	E	E	P	Z				
Nicholas Lerner	Committee Member	P	P	P	P	P	P	P	P	P	E				
Ryan Desch	Committee Member	P	AL-Z	P	P	P	P	P	P	P	P				
Taylor LaRue	Committee Member	P	P	P	P	P	P	P	P	P	P				
William Perkins	Committee Member	P	P	P	P	E	P	P	P	U	U				
Claire Vowels	Committee Member					P	E	P	P	P	P				
Zach Dodson	Committee Member	E	E	P	U	P	P	P	E	P	P				
Jill Ballew	President				P										
Linda Manley	LBOR	P	E	P	P	P	P	P	P	P	P				
Rob Hulse	LBOR	P	P	P	P	P	P	P	P	P	P				

Z = Zoom AL = Arrived Late LE = Left Early

Guests on May 16: Karyn Davis, Claire Vowels, Denise Bridwell, Susan Parker

Guest on June 24: Drew Deck



Rob Hulse

Subject: FW: 11.13.24 MLS & Rules Committee Notes

Begin forwarded message:

From: Vanessa Schmidt <vanessaschmidt@kw.com>
Subject: 11.13.24 MLS & Rules Committee Notes
Date: November 13, 2024 at 2:58:23 PM CST
To: group-97357@lawrenceboardofrealtors.growthzoneapp.com

Minutes approved - **motion passes unanimously**

MLS Training Requirement was approved by BOD
Coming Soon Policy has had some clarification changes that Rob brought back from Boston that has been sent back to our committee from BOD to make sure that this is the intent of the policy prior to the amendment

See attachment with changes - paragraph ix and x and the Q&A

There is no coming soon official policy for NAR - we now know that you CAN market online/ect. even if you exclude from IDX.

At the time that we voted previously we did not think that there was an option to exclude IDX by default. We were under the assumption that we had to include IDX by default in order to market online/ect.

XII was unintentionally removed from the second version and was intended to remain the same.

We could program some conditional logic into paragon to switch from exclude to include once it goes from coming soon to active.

Much discussion on being in sync with HMLS when it comes to marketing when excluded from IDX

Motion to revise x and xi to become an all or nothing on the internet or off the internet (no public marketing if withheld from IDX)

Motion has been seconded

Discussion that some of the biggest voices that were part of the Coming Soon committee are not here for input

10 in favor

2? 3? Abstained

2? Opposed

Motion Passes

Rob asked a question - if IDX did not exist and the internet. Would you still be able to advertise your own listing?

Theoretical question, If this motion went the opposite direction - theoretical question - if included on idx and marketing online would be allowed, could other companies market online as well with permission?

This brings up conversation about how this seems to be in the direction of going in the direction of avoiding litigation if at all possible.

There is a lawsuit going on that why do realtors have to be subscribed to the association in order to be subscribed to the MLS. There are some MLS/Associations that are allowing subscription to MLS without subscription of the association in order to avoid litigation.

Motion to send x and xi to be “rebuilt” in the spirit of the committee passing of the motion

Motion Seconded

12 in favor

2 opposed

Motion Passes

Consensus to pull forms committee together to start working on listing agreement and potentially listing agreement amendment

Summary of discussion at DG County Appraiser meeting

**Motion made to deny the request made by the County Appraiser’s
Seconded**

What is our liability if the listing contains wrong information? Much more discussion was had. I was listening a lot so I did not take many notes, my apologies.

Motion Passes by majority

Next meeting December 12th by 1 pm

Vanessa Schmidt

Realtor® Notary Public Transaction Coordinator

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kw INTEGRITY
545 Columbia Drive,
Lawrence, KS 66049

IMPORTANT REMINDER: Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in

Coming Soon / Lawrence MLS

As Proposed by the Coming Soon Sub-Committee

Coming Soon Policy components, as a new Status in the MLS:

- i. Recommendation to name the added status in the MLS - **Coming Soon**.
- ii. Recommendation to add the **Coming Soon** status to all classes in the MLS: Residential, Land, Commercial, and Multi-Family.
- iii. Recommendation that all **Coming Soon** listed property must contain a **Begin Showing Date** when input into Paragon. Listing Agents may extend the **Begin Showing Date** as needed, without limitation, but no later than two (2) weeks prior to the listing expiration date.
- iv. Recommendation to allow **Coming Soon** Status for a period beginning on the Listing effective date, with a **Begin Showing Date** no later than two (2) weeks prior to the Listing Expiration Date (mirrors Heartland MLS policy).
- v. Recommendation to implement an MLS Rule prohibiting the showing of any listing while in a **Coming Soon** Status. Any showing, **intended or unintended, will require the listing status to change from Coming Soon to Active within one (1) day.** A violation of this policy will result in a fine of \$1,000.
- vi. Recommendation that in the event of an **unintended** showing, for example during an estate sale or garage sale, when it becomes known that a prospective buyer has shown interest (a Buyer or the Buyer's Agent communicating interest alone qualifies), the Listing Agent will change the status from **Coming Soon to Active within one (1) day.**
- vii. When input into the MLS with status of Coming Soon, the Listing Agent/Broker is required to add a statement into Public Remarks as follows: *Sight unseen offers may be accepted by the Seller. The Showing Begin Date is subject to change.*
 - In the event of a Sight Unseen Offer that is accepted by the Seller, the Listing Agent/Broker will change the status from **Coming Soon to Active**, and then **Under Contract within one (1) day.**
- viii. Recommendation that once a listed property is removed from **Coming Soon** to another status in the MLS, it cannot be returned to a status of **Coming Soon**.
- ix. Recommendation that while the listed property is **Coming Soon**, Days on Market (DOM) in Paragon will not accrue/calculate.
- x. Recommendation that the fields for Display on Internet/VOW – Yes/No and IDX Include– Yes/No be coupled/tied together. Both will be the same value of Yes or No (All In/On or All Out/Off in the MLS).
- xi. Recommendation that by default, ALL **Coming Soon** listings will be set to a default of “Yes” for Display on Internet/VOW and IDX Include (coupled fields).
- xii. Recommendation that for **Coming Soon** listings, if Display on Internet/VOW and IDX Include is “Yes,” the default be set to Include on fields for data feeds to 3rd party sites such as Realtor.com, Homes.com, and ListHub. The Seller/Listing agent may choose to override the default and Exclude the **Coming Soon** listing on any combination of the 3rd party data feeds.

Summary Regarding x., xi., and xii. above:

- Display on Internet/VOW & IDX Include will be coupled together and be “Yes” by default.
 - If Display on Internet/VOW and IDX Include are Yes, fields for syndication to 3rd party data feeds be set to Include by default (Homes, Realtor.com, ListHub).
 - Agents can always override any default setting.
 - Listing Agent/Broker may personally market online at any time, except when Display on Internet/VOW & IDX Include = No.
 - If Seller directs that Display on the Internet/VOW and IDX Include = No, every other online display option is prohibited. No IDX, No Syndication, No personal public facing online marketing.
 - Personal online public facing marketing is defined as online promotional marketing, posts, ads, shares, etc., intended for public consumption. *For example: a post, share or ad placed on Facebook is prohibited, as opposed to a one-to-one contact using Facebook Messenger, which would be allowed.*
- xiii. ShowingTime settings will not allow appointment times prior to the Begin Showing: (date). If the Begin Showing: (date) is extended, the Listing Agent will be responsible to notify, cancel, or reschedule showings occurring before the newly updated Begin Showing: (date).

Q&A

1. May a listing in which the Seller authorizes the listing broker to Display on Internet/VOW be included in Listing Syndication?
Yes – When electing “YES” to Display on Internet/VOW & IDX Include, the listing Agent/Broker may also include the listing in Syndication to sites such as Realtor.com, ListHub.com, and Homes.com. However, electing “NO” to Display on Internet/VOW & IDX means NO to all internet marketing, including on the listing broker/agent website or social media, in IDX, and in Listing Syndication.
2. May a listing in which the Seller authorizes the listing broker to Display on Internet/VOW & IDX Include be personally marketed for sale online or in social media?
Yes – When electing “YES” to Display on Internet/VOW & IDX Include, the listing Agent/Broker may also include the listing in online public facing marketing, for public consumption. However, electing “NO” means NO to all online public facing marketing, including on the listing broker/agent website or social media, IDX, and in Listing Syndication.
3. Do I need to add any disclaimers or disclosures with my listing in the MLS, when using the status of Coming Soon?
Yes - When input into the MLS with status of Coming Soon, the Listing Agent/Broker is required to add a statement into Public Remarks as follows: Sight unseen offers may be accepted by the Seller. The Showing Begin Date is subject to change.
4. How long can my listing remain in the status of Coming Soon?
A listing that is input with a Coming Soon status may remain as Coming Soon in the MLS up to two (2) weeks prior to the expiration date in the listing agreement. When using Coming Soon, the LBOR Exclusive Right of Sale (listing agreement) must include a “Begin Showing Date” which will be input into the MLS system. The listing will automatically change from Coming Soon to Active on the Begin Showing Date. The Begin Showing Date may be edited as needed, however, once a listing has become Active, it cannot be returned to Coming Soon Status.
5. How is Personal Online Public Facing Marketing defined?
Online promotional marketing, posts, ads, shares, etc., intended for public consumption. For example: a post, share or ad placed on Facebook is prohibited, as opposed to a one-to-one contact using Facebook Messenger, which would be allowed. Displaying on the Agent/Broker’s public facing website is prohibited, although a for sale sign placed in the listed property’s yard is allowed.

Implementation

From Paragon Support

1. Add status of **Coming Soon** to all classes (Residential, Land, Commercial, Multi-Family) at no cost from Paragon.
2. Add a required field for **Begin Showings: (date)** to display in listing input when using the status of **Coming Soon**.
3. **Coming Soon** status listings will “Auto Maintain” from Coming Soon to Active on the date specified by the listing agent as the **Begin Showings: (date)**. FYI – Partial Listings will not “Auto Maintain.”
4. Combine and/or Couple the Fields for **Display on Internet/VOW** and **IDX Include** and set the default value at input to **Yes** (may be edited by the inputting listing Agent/Broker).
5. When Display on Internet/VOW & IDX Include fields are set to Yes, the fields for syndication (Realtor.com, ListHub, and Homes.com) will be set to Include by default. The listing Agent/Broker may edit the fields for syndication.
6. When Display on Internet/VOW & IDX Include fields are set to No, fields for syndication will be set to Exclude, and may NOT be edited by the Listing Agent.
7. When using the Coming Soon status, Paragon will include the following in Public Remarks: *Sight unseen offers may be accepted by the Seller. The Showing Begin Date is subject to change.*