

MLS & Rules Committee

Agenda / Action Items



Date: 10.16.2024

Time: 11:30am

Locati LBOR Office

Co-Chairperson: Beth Ham

Co-Chairperson: Vanessa Schmidt

Staff Liaison: Linda Manley & Rob Hulse

Committee Members: See Roster/Attendance Handout

AGENDA ITEMS

No	Topic	Done	Notes/Update
1	Review Previous Meeting Minutes from 9.18.2024		
2	See NAR Letter regarding MLS Distribution Lists		
3	Update from Coming Soon Sub-Committee		
4	Meeting with Brad Eldridge, Douglas County Appraiser is this Friday at 12pm at the LBOR Office.		
5	Consider requiring MLS Training for all new members (Primary and MLS Only)		
6	Discuss removing the Change Form from the LBOR Forms Library		
7	Define the status of "Sold Before Listed"		
8	Define the status of "Sold After Expiration"		
9	Under Contract Listings returning to Active Status prior to signed Cancellation Notice.		
10	Investor Property Listings - Painpoint for Readily Available to Show at 1 Business Day.		
11	Consider Tabled Topics? <ol style="list-style-type: none">Readily Available to Show.Fair and Equal Access for all.Do we need policy/rules regarding Ancillary Dwelling Units (ADUs)?Define "Reasonably Prominent" in IDX Rules.		
12	Next Meeting: _____		
13	Adjourn:		

MLS & RULES COMMITTEE ACTION ITEMS

No	Action	Due Date	Responsible Member	In Process	Done	Notes/Update
	Add the Following Members to Paragon - Unrepresented Buyer and Unrepresented Seller	11.01.2024	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 Unrepresneted.	11.01.2024	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.	11.01.2024	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
	Rocommend 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 chronilogical 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		√	
	Remove "Total Bedrooms" field from Input/Search	02.19.2024	LMLS Staff - Rob		√	Need to update LawrenceRealtor.com
	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.
	Arrange Bath Fields so that they are grouped together in the Paragon Input view.	02.19.2024	LMLS Staff - Rob		√	
	Remove Buyer Name Field - Present Committee Recommendation to Board of Directors	02.19.2024	LMLS Staff - Rob		√	

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.

Rob Hulse

Subject: FW: Compensation/MLS Question

From: Charlie Lee <CLee@nar.realtor>

To: Rob Hulse <Rob@lawrencerealtor.com>; Rodney Gansho <RGansho@nar.realtor>; Jason Sanchez <JSanchez@nar.realtor>

Subject: RE: Compensation/MLS Question

Hi Rob,

Nothing in the settlement agree prohibits the MLS from providing a directory of broker contact information so that they brokers can communicate with each other. However, the MLS may not set up a system where offers of compensation can be emailed to participants through the MLS.

I hope this answers your question.

From: Rob Hulse <Rob@lawrencerealtor.com>

Sent: Monday, September 9, 2024 11:54 AM

To: Charlie Lee <CLee@nar.realtor>; Rodney Gansho <RGansho@nar.realtor>; Jason Sanchez <JSanchez@nar.realtor>

Subject: Compensation/MLS Question

Importance: High

Charlie, Rodney, and/or Jason –

As a service to our membership, we routinely provide a spreadsheet of member's contact information. This includes their name, office, work phone, and work email address. If an agent receives a distribution list from the LBOR/LMLS, are we out of bounds if they then use that distribution list to communicate offers of compensation directly to others on the distribution list?

Appreciate your help asap...this question has some urgency to it here in our area.
Hope things have settled a bit for you since we're post Aug 17.

Thanks,
Rob

Rob Hulse, RCE, AHWD

Executive Vice-President

Lawrence Board of REALTORS®

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Charlie Lee

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