

MLS & Rules Committee

Meeting Minutes

- **Monday, February 10, 2025 – 12:30pm to 2:00pm**
- **AI-generated meeting notes**
Discussion on the use of AI-generated notes for meetings. The AI sometimes misinterprets information, but overall, it provides a comprehensive summary that can be easily edited.
- **Approval of meeting minutes**
The meeting minutes were reviewed. **It was moved and seconded to approve the meeting minutes. Motion passed.**

Excused Absences

- Discussion on excused absences for Erin Maigaard, Deanna Dibble, Nick Lerner, and Bill Perkins. Confirmation of communication prior to the meeting from each of these. **It was moved to grant and excused absence for Erin, Deanna, Nick, and Bill. Motion Passed.** Drew Deck was absent and unexcused.

MLS staff update and policy review

- Update on the coming soon policy and forms committee updates. Discussion on the final versions of documents to be reviewed at the board meeting, which will take place on Wednesday, February 12th.

MLS Requirement to Upload Documents

- **Document Upload Requirements**
Discussion on the necessity of uploading documents to the MLS, with comparisons to other MLS systems that do not require this step. Concerns were raised about the additional workload and whether it is necessary. After a lengthy discussion, there are no changes to the requirement to upload docs to the MLS.
- **Sold Status Change Deadline**
The group discussed the difficulty of meeting the one-day deadline for reporting sold status changes, considering factors like funding and deed transfer delays. They considered extending the deadline to provide more flexibility. After continued discussion, **it was moved and seconded to change the timeline to report a Sold Status Change from one (1) business day to two (2) business days. Motion Passed.** All other timelines remain unchanged.
- **Document Upload Requirements**
The discussion revolved around the requirement for uploading documents in the MLS and its impact on reliability and accountability. Concerns about compliance and the need for a consistent approach were raised.

MLS Fines / Citation Schedule

- **Fine System and Escalation**

The meeting addressed concerns about the fine system's quick escalation and its impact on members. Some members feel the fines are excessive and punitive, leading to dissatisfaction and potential membership loss. Members expressed concerns about the complexity of rules and the fear of incurring fines, leading to hesitation in making changes to listings.

- **Membership Decline**

A decline in membership was noted, particularly among secondary members. This was attributed to various factors, including dissatisfaction with the fine system and changes in business needs.

- **Contract and Status Change Deadlines**

The discussion focused on the challenges of meeting the 24-hour deadline for contract and status changes in the MLS system. Participants debated whether the fines for late submissions were too high and whether the deadlines were reasonable, especially for senior agents.

- **Escalation of Fines**

The discussion next focused on the escalation of fines for MLS-only members, particularly those with little broker oversight. Concerns were raised about the financial burden and the impact on business models. Suggestions included adjusting the fine amounts and the training requirements.

- **Training and Permission Reductions**

The group discussed the timing of required training and permission reductions for violations. The idea was to push training to the third offense and permission reductions to the fourth offense. **It was moved and seconded to push required training to the third offense and a reduction in permission levels to the fourth offense. Motion passed.**

- **MLS Fine Amount for Status Changes.**

Last, a motion was made to adjust the fine amounts for status change violations to **\$100, \$200, and \$300 for the first, second, and third offenses, respectively (currently \$100, \$250, \$500). Motion passed.**

Readily Available Showings for Investor Properties

- **Investment Property Showings**

The challenges of scheduling showings for investment properties, particularly multifamily units, were discussed. The need for flexibility in showing instructions due to tenant rights was highlighted. The Committee will resume this discussion at the next meeting.

The next meeting is scheduled for March 10th at 12:30.