

MLS & Rules Committee

Agenda / Action Items



Date: 07.23.2025

2025 Chairperson: Lindsay Landis

Time: 1:00pm to 2:30pm

2025 Vice-Chairperson: Bailey Stuart (Chairperson in 2026)

Location: LBOR Office

Staff Liaison: Linda Manley & Rob Hulse

Committee Member Attendance:

AGENDA ITEMS

No	Topic
1	Consent Agenda - Review Previous Meeting Minutes and Requested Excused Absences.
2	MLS Staff Update <ul style="list-style-type: none">a. The LBOR/LMLS Board of Directors approved the Committee's recommendations to uncouple Internet and IDX fields, and to allow Limited Marketing for the listing duration.b. LMLS Staff has received little feedback about the new Fair and Equal Access for All.c. The Forms Committee made significant progress on the new Addendum called: Limited Marketing Addendum, which specified MLS Options for Sellers. The form has been returned from LBOR's legal counsel with suggestions and feedback that are being addressed.
3	Discuss Rentals in the MLS/Paragon System. FYI - MLS Requirements of For Rent listings are different than For Sale Listings. On For Rent the MLS does not require a copy of the LA or Seller's Disclosure) than For Sale listings.
4	Days on Market and Market Monitor Feedback/Discussion. See a b & c below. <ul style="list-style-type: none">a. For Coming Soon listings we reset the listing date to the Begin Showing Date when the Status changes to Active. This resets DOM to 0. Also with the Listing Date refreshed to the Begin Showing Date, the listing appears on Market Monitor as new.b. For Exclusive Agent/Office/Firm listings the DOM is suspended while in an exclusive visibility type. This resets DOM when the visibility is changed to MLS Listing. However the Listing Date does not change, and therefore the listing will not appear as new in the Market Monitor.c. For listings in Withdrawn status, the calculation of DOM is suspended while the listing remains in Withdrawn. When the status changes back to Active, the DOM calculation resumes.
5	Discuss instances of unlicensed contractors completing repairs resulting from a Buyer's request to correct deficiencies.
6	Is the LBOR Sales Contract lacking basic language regarding Appraisals. Does the Forms Committee need to address unprofessional conduct and/or behavior of Appraisers?
7	Update from Task Force to integrate ADU fields/information into the MLS system. The Task Force has not yet met. Tom Harper, Tanya Kulaga, and Mickey Stremel have been asked to participate, along with Cheri Drake, Nicholas Lerner and Erin Maigaard from the Committee. A local appraiser will also be asked to help.
8	Consider Tabled Topics? <ul style="list-style-type: none">b. Do we need to define "Reasonably Prominent" in IDX Rules?
9	New Items
10	Old Items
11	Next Meeting: _____
12	Adjourn:



Subcommittee on the Environment

MLS & Rules Committee Meeting Minutes

Meeting Information

- 1:00 pm to 2:30pm on 06-25-2025
- LBOR Office

Report by LMLS Staff

- **MLS Options for Sellers & Legislative Meetings**
Discussion about MLS Options for Sellers and Delayed Marketing dominated the discussions at the June NAR Legislative Meetings in D.C.. Many MLSs have been waiting for the Legislative Meetings to occur to discuss and review and added clarifications.
- **Fair and Equal Access for All Policy & Sold Statuses**
The policy and changes to sold statuses have not yet been implemented. The policy and changes to sold statuses will be implemented on July 1st, to include an explanation (or preamble) about the policy and the changes with the announcement.

MLS Regular Agenda Topics

- **Discussion of NAR's Delayed Marketing Policy and Withholding from IDX / and Syndication**
Extensive discussion about the concept of withholding listings from IDX, often referred to as "delayed marketing." Concerns were raised by brokers regarding explaining this to sellers, potential confusion, and its impact on marketing strategies. **A motion was passed to uncouple IDX and IDX, and to extend delayed marketing to the life of the listing.**
- **Comprehensive Marketing Addendum / MLS Options for Sellers Document**
Brainstorming session about creating a single, comprehensive document for all listing options instead of multiple addendums. The proposed names were "comprehensive marketing addendum" or "MLS options for sellers." The goal is to simplify the process for agents and sellers. The forms committee will work on a document that includes opt-in/out marketing options for Sellers. "Coming soon" will remain separate. Infographics/charts are being developed to help explain options to sellers.

- Canceled Listings and Immediate Relisting**
 Discussion about the increasing practice of canceling a listing and immediately relisting it as "new" to reset the "days on market" counter. Concerns were raised about data accuracy, skewing average days on market, and whether it is a beneficial workaround or a misleading tactic. No policy change was decided regarding this practice. The practice of canceling and relisting properties solely to reset "days on market" remains an unresolved and problematic issue. *(Despite a decision not to change the underlying policy, this practice continues to negatively impact the accuracy and integrity of market data and can introduce agent bias, leading to ongoing debates and potential misrepresentation of market activity.)*
- KCRR Contract & Inspection Report Sharing**
 Discussion on KCRAR's new contract clause requiring sellers to share prior inspection reports, including debate on appropriate timeframes and the definition of "material facts." The group considered whether to adopt similar language in their own contracts. No immediate decision was made to incorporate similar language into the LBOR Sales Contract. The discussion concluded with a consensus on the importance of sharing material facts.
- "Either" Interpretation in Inspection Paragraph**
 A key point of confusion in the contract's inspection paragraph regarding the word "either," which agents and clients interpret as allowing only one choice (e.g., cancel or require repairs), despite the original intent allowing both options to be selected. The committee agreed that the current language is confusing and needs to be revised to clearly state that "none, one, or both" options can be selected, aligning with the original intent. The Forms Committee will take this item and make improvements to the Sales Contract at the time of their routine review.
- Committee Leadership Succession**
 A discussion about the established protocol for Vice Chairperson and Chairperson roles, including the President's authority in appointments and the flexibility for chairs to serve consecutive terms. The conversation clarified the traditional succession path versus the ultimate decision-making power. It was agreed upon that Bailey Stuart will serve as the current Vice-Chairperson of MLS & Rules, to ascend to Chairperson in the coming year conditioned upon the appointment by the LBOR/LMLS President.
- Accessory Dwelling Units (ADUs) in MLS**
 Challenges in accurately listing properties with ADUs in the MLS, specifically concerning how to count square footage, bedrooms, and bathrooms. The current MLS system lacks appropriate fields, leading to inconsistencies and questions about valuation. A task force was proposed to develop guidelines and potentially new MLS fields to better integrate

ADU information, addressing the evolving market need for clear definitions and listing standards.

- **Unlicensed Contractors**

A brief mention of concerns regarding unlicensed individuals performing repairs and the difficulty in recommending qualified contractors. This topic was noted as having been dropped from the current meeting's agenda and will be added to the next meeting agenda for discussion.

Next meeting scheduled for Wednesday, July 23rd from 1:00pm to 2:30pm. Meeting Adjourned at 2:30pm.



L A W R E N C E
Board of REALTORS®

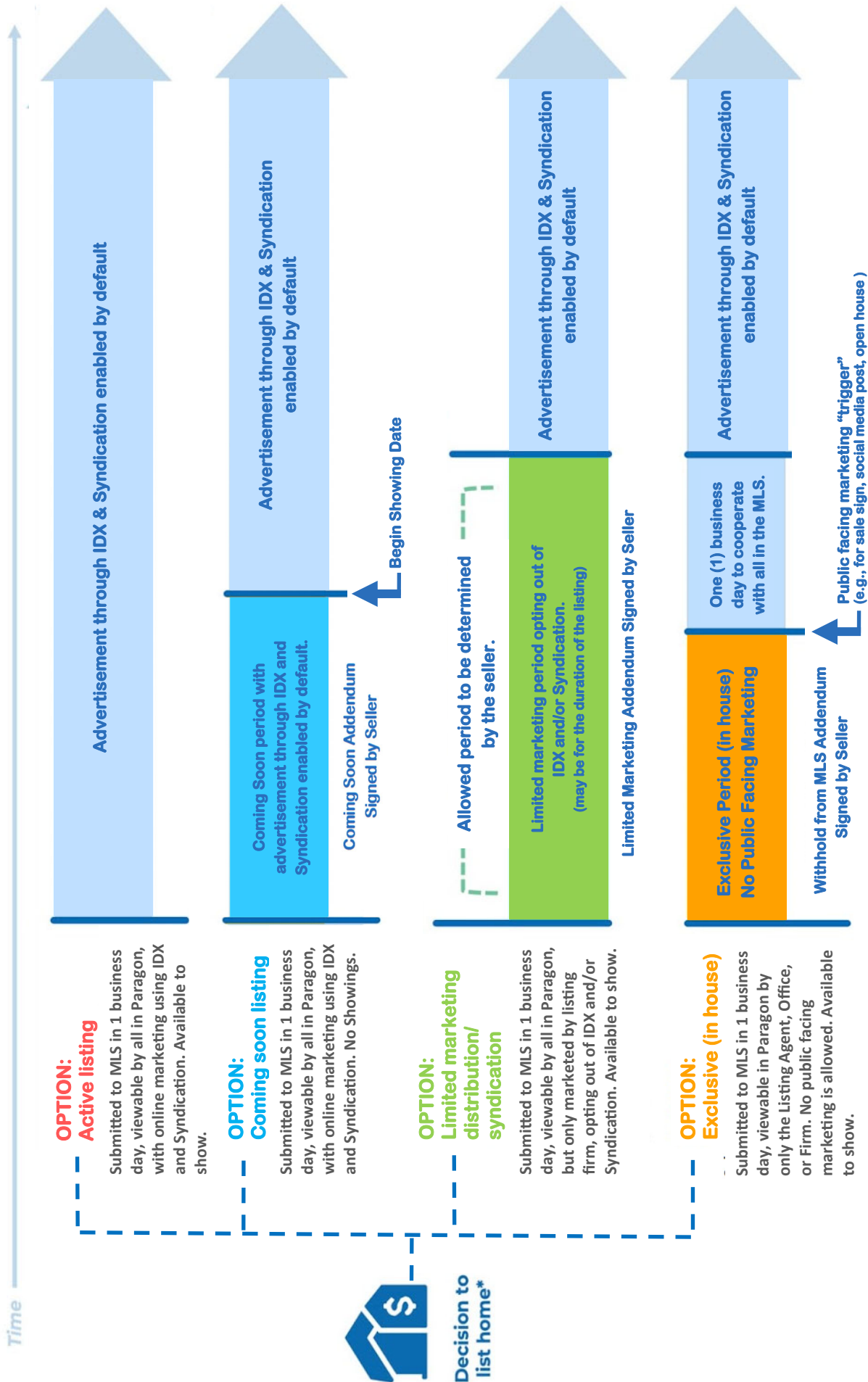
Lawrence Multiple Listing Options for Sellers

Comparison Chart

	ACTIVE	COMING SOON	LIMITED MARKETING	EXCLUSIVE (in house)
Listing is input into the MLS within one (1) business day:	✓	✓	✓	✓
Showings are allowed:	✓		✓	✓
Public facing marketing is allowed:	✓	✓	✓	
Included in Paragon Collaboration Center with Auto Notifications:	✓	✓	✓	
Included in IDX display on other Participant's (Broker's) websites:	✓	✓		
Included in Syndication on websites like Realtor.com, Homes.com, etc.:	✓	✓		
Requires an Addendum to the Listing Agreement be signed by the Seller:		✓	✓	✓

* All listings, regardless of the MLS Option for Sellers, are to be submitted to the Lawrence MLS within one (1) business day of the effective date of the listing, or the Seller's signature, whichever is last.

Lawrence Multiple Listing Options for Sellers



* IDX (Internet Data Exchange) = Participants (Brokers) granting other Participants (Brokers) permission to display each others listings on their websites.
 * Syndication = Display of listed property on unlicensed 3rd party sites like Realtor.com, Homes.com, and through ListHub.com Publishers.

* NOTE: All listings must be submitted to the MLS in 1 business day.
 * Status changes are required to be input in 1 business day.
 * Reporting of the closed sale must be input in 2 business days.