

# MLS & Rules Committee

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## Meeting Minutes

- Monday, April 8, 2025 – 1:00pm to 2:30pm

### 1. Committee Meeting Management

#### Meeting Acceptance

- Approval of the previous meeting's minutes: The meeting minutes were reviewed. **It was moved and seconded to approve the meeting minutes. Motion passed.**
- **Excused Absences**  
Beth Ham and Deanna Dibble requested excused absences, with Taylor requesting an excused absence to leave the meeting early. The committee discussed whether to grant these as excused absences and the implications of unexcused absences. **It was moved and seconded to approve of the requested excused absences. Motion passed.**

### 2. MLS Staff Update

- **NAR Policy Update**  
NAR released a new policy on March 25th regarding multiple listing options for sellers, allowing listing agents to limit external marketing while still displaying on the internet.
  - Should Delayed Marketing be a sub-status of Active?
  - Should DOM accrue while a listing has Delayed Marketing?
  - Should Delayed Marketing listings record price change history?
  - Should Delayed Marketing be for a limited timeframe?
- **Clear Cooperation Policy Interpretation**  
The Committee was informed that NAR has updated the interpretation of the Clear Cooperation Policy, allowing one-to-one brokerage communications without triggering the policy. As an aside, the Committee also discussed how exclusive listings are reported when sold and the need to ensure accurate status reporting.
- **With regard to Coming Soon and Delayed Marketing Listings**  
It may be necessary to decouple the fields for IDX and Display on Internet options for listings, allowing brokers to display listings on their own sites while excluding IDX.
- **Zoning District Conversion**  
The zoning districts underwent a full conversion, costing \$250, and all new districts are now in place. Historical listings have been updated accordingly.
- **MLS Grid Compliance**  
MLS Grid conducted a quarterly review and found one vendor in violation. The issue was addressed, and the vendor is now in compliance.

- **Coming Soon Listings**

The 'Coming Soon' status is fully operational with consistent usage. An issue with adding open houses was fixed, allowing future dates to be input.

- Should seller's disclosures be required for Coming Soon listings. A workaround exists for when disclosures are unavailable, but it is not widely known.
- There is inconsistency in how websites display the 'begin show date' for listings. Would it be helpful for the MLS to publish a best practice, to ask that the Begin Showing Date be included in public remarks. After discussion, this will stay as it is, and staff will not put out a best practice.

### **3. Fair and Equal Access Policy**

- A draft policy was discussed to ensure fair and equal access to showings, requiring a minimum of 42 hours per week unless otherwise directed by the seller.
- The board of directors had approved a prior recommendation, but due to mathematical errors, it was sent back for revision and has since been neglected.
- Discussion on the necessity of seller participation in showings and the flexibility required for agents to manage schedules effectively.
- Debate on the policy requiring listings to be available within one day of request and the challenges it poses for agents and sellers.

### **4. Meeting Scheduling** - The next meeting is scheduled for April 23, 2025, at 1:00 PM, with a hard stop at 2:30 PM.

#### **For Next Meeting:**

1. Further discussion is needed on the implications of the NAR policy update about Delayed Marketing, and how it affects current practices. Specifically, clarify the specifics of decoupling IDX and internet display options and how it will be implemented in listing agreements to avoid potential delays in implementing the new policy changes by the September 30th deadline.
2. The fair and equal access policy requires further discussion to finalize guidelines on showing availability and seller directives.