

MLS & Rules Committee Meeting Minutes

Lawrence Board of REALTORS®

Tuesday, March 22, 2022

1:00pm to 2:30pm

The meeting was called to order by Committee Chairperson Bailey Stuart. After review, **it was moved and seconded to approve the previous meeting minutes. Motion passed.**

LMLS Staff Report:

Staff reported to the Committee that there is a growing concern, and numerous complaints/calls from members about Listing Agents that are not making their listings readily available to show. In some instances, “No show until...” language is used, and MLS staff has addressed these instances. In other instances, it’s harder to identify if a listing’s availability is being held off to a future date and being more restrictive by allowing showings only during certain days and time. After considerable discussion about whether the MLS policy should continue to prohibit “No show until...” availability, or whether the Listing Agent should just be held to a standard of fair and equal access, **it was moved and seconded to enforce a \$1,000 fine to a Listing Agent who does not allow fair and equal access to listings in the MLS with a visibility type of “MLS Listing” (all MLS). Motion Passed on a vote of 7-2.**

Further, with continued discussion about whether or not a property is, or is not, readily available, **it was moved and seconded to override and modify the existing policy that listed property must be readily available to show (prohibition on “No show until...”), by allowing Listing Agents to be more restrictive with a listed property’s showing availability, when the Seller has affirmatively directed the limited showing availability in writing. The threshold that requires a Seller’s approval in writing will occur when a listed property’s availability is reduced to 2/3 (or by 4 hours) in any given day, based upon the 8am-8pm window of opportunity to show. The Seller’s directive in writing will be determined by the Seller/Listing Agent, and will be uploaded into Associated Docs in Paragon, prior to the Listing Agent’s publishing of the more restrictive availability for showings. The Listing Agent can determine the visibility of the directive, at the Listing Agent’s discretion. Motion Passed.**

As a result of the two actions taken above, the Committee discussed what the maximum amount of time that a Seller can direct showings to be withheld should be allowed. After discussion, **it was moved and seconded that regardless of the Seller’s directive, the maximum amount of time that a listing can be withheld without being available to show is 5 days. Motion Passed.**

Having reached the end of the scheduled meeting time, a next meeting was established on March 29, 2022, at 1pm. Meeting Adjourned.

2022 MLS & RULES

<i>Bailey Stuart, Chairperson</i>	<i>McG</i>	<i>Present</i>
Cheri Drake	McG	Present
Chris Earl	SRE	Present
Claire Vowels	PFR	Excused
Jill Ballew	SRE	Excused
Libby Grady	SRE	Present
Lindsay Landis	McG	Present
Michelle Roberts-Freeman	SRE	Present
Mohammad Aldamen	EXP	Excused
Nicholas Lerner	McG	Present
Ryan Desch	R+K	Present
Shelly Milburn	BHGKC	Present
Vanessa Schmidt	KWI	Absent
Victoria Perdue	KWI	Excused
Zach Dodson	SRE	Present
Rob Hulse, Staff Liaison	LBOR	Present