

MLS & Rules Committee

Lawrence Board of REALTORS®

Tuesday, April 13, 2022 – 1:00 pm to 2:30 pm

IN-PERSON Meeting (a Zoom link is also available)

Call to Order

Approve previous meeting minutes

Report from MLS Staff

Basement - Yes/No field - from Board of Directors.

Consider

2022 MLS & RULES

Bailey Stuart, Chairperson

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

1. Consider Items from Site Review of Paragon System

a. Features Categories to be Reviewed/Updated/Expanded – example of Flooring

Feedback Provided (add Shelly's info....)

- Section M: Appliances
 - Add Range Hood
 - Add Ice Maker
- Section N: Interior
 - Remove security alarm (going somewhere with this in a second)
 - Add Sump Pump
- Section O: Fireplace
 - Add Blower
- Section Q: Amenities
 - Add Fitness Center or Gym
- Section T: Driveway
 - This is so picky, but it has driven me crazy for years that Hard Surface is not the first one since I would venture to guess that 90%+ of our residential listings have a concrete driveway (87% of statistics are made up on the spot).
 - Does rock mean gravel? If so, can it just say gravel? Is there another "rock" driveway I'm not thinking of?
- Section U: Ponds
 - None is such an odd choice for me here. Is that necessary to include?
 - What does "Site Available" mean? There's a place to put a pond? Seems like such a strange thing to have here. Not something I've seen utilized but maybe I'm not understanding.
- Section V: Utilities to Property
 - Seems like we could remove Fiber Optic
- Section W: Utilities Available
 - Seems like we could remove Fiber Optic
- Section Y: Phone Service
 - I would be in favor of getting rid of this section completely as it no longer really applies.
- Section ZC: Associated Documents
 - Add Offer Instructions

b. Consider Green Features – Green the MLS

- c. Consider Tech/Smart Home items
 - i. Move Security Alarm from Interior (and should we have two categories instead - Wired Security System, Wireless Security System)
 - ii. Smart Thermostat(s)
 - iii. Smart Doorbell
 - iv. Exterior Cameras
 - v. Interior Cameras
 - vi. Smart Home Controller
 - vii. Smart LED lights
 - viii. Audio System (or something to include things like in-ceiling and/or exterior speakers)
 - ix. Other suggestions???
 - d. Borrowing from Topeka, add HOA Fee Includes Section
 - e. Borrowing from Topeka, add Water Heater Section
2. Add HERS Rating (Home Energy Rating System) as an MLS Field (Conditional Logic with New Construction). Suggested are 3 fields – HERS Rated Yes/No; HERS Year; HERS Rating (numeric field).
 3. Enable Advanced Search Functionality
 - a. Lookup Fields Contain: Equal and Not Equal To
 - b. Free Form Fields Contain: Not Equal To, Contains, Contains All, Starts With, Not Starting With, and Does Not Contain
 4. Enable Photo Labels and Descriptions in Paragon
 - a. Predetermined Labels / Free Form / or a Hybrid offering both
 5. Review Collaboration Center Options
 - a. Display of Automated Valuation Methods: RPR AVM and Zestimate
 - b. Display of Agent License Number
 6. Enable CMA – Auto Adjustments for Numeric and Feature Fields
 7. Consider IDX Fees (both setup and recurring)
 - a. Current Rate: One-time setup fee of \$25. No recurring fees.
 - b. Staff Proposed: \$75 at IDX Request (one-time setup fee of \$25 plus data fee of \$50).
 - c. Consider: \$75 at IDX Request (as proposed) plus annual recurring data fee of \$50.
 8. Consider Member Request to:
 - a. Consider changing Central Middle School to Liberty Memorial
 - b. Consider whether we should turn off schools and/or advise members how to complete given the current discussions regarding School Closures.
 - c. Consider making 1st floor footage a required field.
 9. Consider adding School District as a field in Paragon (we would need a full list of all districts, although we could add them as we go).
 10. Consider update to the “Commission Based On” field in Paragon to reflect existing MLS Rules & Regulations by adding:
 - Commission Based On: [Percentage of the](#) Gross Sales Price
 - [Percentage of the](#) Net Sales Price
 - [Definite Dollar Amount](#)

11. Consider timeline/suggestions for Sales Contracts/Forms to be updated.
 - a. Suggested changes to be pulled together for discussion.

Old/Tabled Business

1. Update from IDX Subcommittee to Establish Definition for “reasonably prominent” in IDX Rules:
 - a. Section 18.2.12: All listings displayed pursuant to IDX shall identify the listing firm in a reasonably prominent location and in a readily visible color and typeface not smaller than the median used in the display of listing data. (Amended 05/17) M
 - b. Sub-Committee Members: Nicholas Lerner (McG), Cheri Drake (McG), Drew Deck (RN), Tanya Kulaga (HRE), Jill Ballew (SRE), Michelle Roberts-Freeman (SRE), Victoria Perdue (KW), and Lindsay Landis (McG).
2. Discuss Contingency on the Sale/Closing of Buyer’s Property form and Notice to Remove the Contingency for the Sale/Closing of Buyer’s Property.
3. Discuss submittals of a two-unit property on a single lot that is not well described as a duplex. Should a new category be added in multi-family, and should the Residential Class include an area for ancillary dwelling units?
4. Sellers choosing to Record Video and Audio at showings and/or open houses. Best practices shared by Danielle Davey, LBOR Legal Counsel.

New Business

Adjourn