



**MLS**  
technology | INC

2024  
MLS Rules &  
Regulations  
Change Guide

Effective October 7, 2024

## MLS Rules & Regulations – pg. 17

### Article I – MULTIPLE LISTING SERVICE (MLS)

#### Section 6 – Commissions

**Section 6.0 No Compensation Specified on Listings.** MLS Tech shall not publish any Listing that includes an offer of compensation, nor shall MLS Tech include general invitations by Listing Participants or their sellers to Participants to discuss offers of compensation. Further, neither MLS Tech nor GTAR shall create, facilitate, or support any non-MLS mechanism (including by providing listing information to an internet aggregator’s website for such purpose) for Participants or sellers to make offers of compensation to buyer brokers, or other buyer representatives.

Use of MLS data or data feeds to directly or indirectly establish or maintain a platform of offers of compensation from multiple brokers to buyer brokers or other buyer representatives is prohibited and will result in the termination of that Participant’s access to any MLS data and data feeds. Neither MLS Tech nor GTAR shall have a rule requiring the Listing Participant to disclose the total negotiated commission as stated in the Listing agreement. MLS Tech shall not publish or disclose in any manner the total negotiated commission on any Listing. Neither MLS Tech nor GTAR shall make any rule on the division of commissions between Participants and non-participants. This is solely the responsibility of the Listing Participant.

- ❖ [Per the NAR Settlement regarding commissions, no commission or compensation amounts will be allowed in the MLS system. If a member is found in violation of entering commission or compensation in the MLS, the following warnings and fines will be assessed:](#)
  - [First offense: A written warning to the member and their broker for entering commission or compensation amounts in any MLS fields, or any MLS offered products or services.](#)
  - [Second offense: A \\$1,000 fine to the member for entering commission or compensation amounts in any MLS fields, or any MLS offered products or services.](#)
  - [Third offense: The member will be suspended from MLS membership for a period of six \(6\) months.](#)

## MLS Rules & Regulations – pg. 18

### Article I – MULTIPLE LISTING SERVICE (MLS)

#### Section 6 – Commissions

**Section 6.3.2 Providing Written Agreement to MLS Tech.** If requested the written buyer agreement shall be provided to MLS Tech. MLS Tech will use commercially reasonable efforts to maintain the confidentiality of the written buyer agreement. Notwithstanding the making of such a request, MLS Tech assumes no responsibility or liability for compliance with Broker's or Users' compliance with Section 6.3.1.

- ❖ Per the NAR Settlement regarding the Buyer Broker Agreement being required prior to touring a home, the following warnings and fines will be assessed if a copy is not provided to MLS Technology, upon request.

MLS Technology reserves the right to request a copy of the Buyer Broker Agreement from their members. The member shall have three (3) business days to provide a copy of the Buyer Broker Agreement to MLS Technology, if requested.

- First offense: A written warning will be sent to the member and their broker if a copy of the Buyer Broker Agreement is not received by MLS Technology within three (3) business days of the request.
- Second offense: A \$1,000 fine to the member for not providing a copy of the Buyer Broker Agreement to MLS Technology within the three (3) business days.
- Third offense: The member will be suspended from MLS membership for a period of six (6) months.