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GEPAR



REALTOR

MLS

MULTIPLE LISTING SERVICE

MLS Schedule of Fines for Administrative Sanctions

Violation	MLS Rules	Fine	Training or other sanction in lieu of or in addition to a fine
Listing Procedures			
Failure to submit a required listing to the MLS	Section 1 – Listing Procedures, Section 1.01 – Clear Cooperation, Section 1.3 – Exempted Listings, Section 1.12 – Service Area	\$100	
Failure to submit accurate and complete listing information	Section 1.2.1 – Limited Service Listings, Section 1.2.2 – MLS Entry-only Listings, Section 1.2 – Detail on Listings Filed with the Service, Section 1.11 – Termination Date	\$100	
Failure to report and update listing information	Section 1.4 – Change of Status of Listing, Section 1.5 – Withdrawal of Listing Prior to, 1.6 – Contingencies Applicable to Listings, Section 1.7 – Listing Price Specified, Section 2.5 – Reporting Sales to the Service, Reporting Resolutions of Contingencies, Reporting Cancellation of Pending Sale	\$250	
Failure to list properties separately	Section 1.8 – Listing Multiple Unit Properties	\$100	
Selling Procedures			

Failure to follow showing instructions	Section 2 – Showings and Negotiations	\$100	
Failure to present an offer or provide written confirmation of an offer being submitted	Section 2.1 – Presentation of Offers, Section 2.2 – Submission of Written Offers and Counter-Offers, Section 2.3 – Right of Cooperating Broker in Presentation of Offer, Section 2.4 – Right of Listing Broker in Presentation of Counter-offer,	\$100	
Advertising a listing without authority	Section 2.7 – Advertising of Listings Filed with the Service	\$100	
Failure to disclose existence of an offer	Section 2.9 – Disclosing the Existence of Offers	\$100	
To misrepresent access to, and the ability to show, a property	Section 2.10 – Availability of Listed Property	\$100	
Failure to inform participants of a rejected offer satisfying the terms of the listing contract	Section 3 – Refusal to Sell	\$100	
Providing MLS information to brokers or firms that do not participate in MLS	Section 4 – Information for Participants Only	\$100	
Violation of for sale and sold sign rules	Section 4.1 – For Sale Signs, Section 4.2 – Sold Signs	\$100	
Unauthorized solicitation of seller	Section 4.3 – Solicitation of Listing Filed with the Service	\$100	
Misuse of terms MLS and multiple listing service	Section 4.4 – Use of Terms MLS and Multiple Listing Service	\$100	
Failure to include cooperative compensation	Section 5 – Compensation Specified on Each Listing	\$250	
Failure to disclose Potential short sales	Section 5.0.1 – Disclosing Potential Short Sales	\$100	
Failure to disclose status as a principal or purchaser	Section 5.1 – Participant as Principal, Section 5.2 – Participant as Purchaser	\$100	

Service Charges			
Failure to pay MLS Dues, Fees and Changes	Section 6 – Service Fees and Charges	\$100	
Confidentiality of MLS Information			
Misuse or unauthorized distribution of MLS content	Section 10 – Confidentiality of MLS Information, Section 12 – Distribution, Section 12.1 – Display, Section 12.2 – Reproduction, Section 13 – Limitations on Use of MLS Information	\$500	
Internet Data Exchange (IDX)			
Failure to notify and provide access to an IDX display	Section 18.2.1	\$100	
Misuse of IDX content	Section 18.2.2	\$100	
Failure to withhold listing or property address per seller's instructions	Section 18.2.3	\$100	
Failure to refresh download within 12 hours	Section 18.2.5	\$100	
Unauthorized distribution of MLS database	Section 18.2.6	\$100	
Failure to disclose the name of the brokerage firm	Section 18.2.7	\$100	
Failure to disable third-party comments and AVMs	Section 18.2.8	\$100	
Failure to include email address or telephone number for displaying broker, or to correct false data	Section 18.2.9	\$100	
Modifying or manipulating other participants listings	Section 18.2.11	\$100	
Failure to identify the listing firm	Section 18.2.12	\$100	
Display of prohibited fields	Section 18.3.1	\$100	
Failure to identify the listing agent	Section 18.3.4	\$100	

Subscriber's display of IDX content without participant's consent	Section 18.3.5	\$100	
Failure to include the MLS as the source of the information	Section 18.3.7	\$100	
Failure to include required disclaimers	Section 18.3.8	\$100	
Exceeding the number of listings to consumer inquiries	Section 18.3.9	\$100	
Failure to separate displays from other sources	Section 18.3.11	\$100	
Displaying prohibited statuses and sellers/occupant information	Section 18.3.12, Section 18.3.13	\$100	
Failure to employ required security protection	Section 18.3.14	\$100	
Failure to maintain an audit trail of consumer activity	Section 18.3.15	\$100	
Failure to comply with the MLS's advertising rule on pages with IDX listings	Section 18.3.16	\$100	
Virtual Office Websites			
Failure to establish a broker-consumer relationship, or to receive participant consent for non-principal display	Section 19.1a, Section 19.3 a. i.	\$100	
Failure to obtain a name, email address, user name, and password for registrants	Section 19.3 a. ii. and iii.	\$100	
Failure to expire passwords for registrants or to keep records for not less than 180 days after expiration	Section 19.3 b.	\$100	

Failure to provide the name, email address, user name and current password for alleged breach of MLS listing information or violation of MLS rules	Section 19.3 c.	\$100	
Failure to require registrant to agree to required terms of use	Section 19.3 d.	\$100	
Failure to display broker's contact information or the respond to registrant inquiries.	Section 19.4	\$100	
Failure to monitor or prevent misappropriation, scraping, or other unauthorized uses of MLS information	Section 19.5	\$100	
Displaying seller address when unauthorized	Section 19.6 a.	\$100	
Failure to execute a seller opt-out form when required, or retain the form for 1 year	Section 19.6 b. and c.	\$100	
Failure to disable third-party comments and AVMs	Section 19.7 a. and b.	\$100	
Failure to include email address or telephone number for displaying broker, or to correct false data within 48 hours	Section 19.8	\$100	
Failure to refresh VOW data feed within 3 days	Section 19.9	\$100	
Unauthorized access to VOW content	Section 19.10	\$100	
Failure to display participant's privacy policy	Section 19.11	\$100	
Failure to notify and provide access to an IDX display	Section 19.13	\$100	
Displaying prohibited information	Section 19.15	\$100	

Unauthorized change to VOW content, or failure to identify the source of augmented content	Section 19.16	\$100	
Failure to include required disclosures	Section 19.17	\$100	
Failure to identify the name of the listing firm, broker, or agent	Section 19.18	\$100	
Exceeding the number of listings to consumer inquiries	Section 19.19	\$100	
Failure to require registrant's passwords to be changed	Section 19.20	\$100	
Violating the MLS's advertising rules for pages with VOW content	Section 19.21	\$100	
Failure to identify other sources of property information, or to display search results separately.	Section 19.22, Section 19.23	\$100	
Failure to execute a license agreement	Section 19.24	\$100	
Failure to file written instructions from the seller to withhold a listing and address	Section 19.25	\$100	

NOTE: MLSs may adopt all or some of the above for administrative sanctions. Fines for each offense, as well as any possible training requirements, must be established in advance and should be followed consistently.

MLSs, at their discretion, may adopt an escalating fine schedule for repeat violations and also may impose a training requirement in addition to or as an alternative to payment of a fine for any of the offenses listed. If an escalating fine schedule is adopted, it may only be used in circumstances where sanctions are issued by the same MLS.

The amount of a fine for any offense is at the option of the MLS. MLSs are encouraged to review the MLS Disciplinary Guidelines found in Part Two: Policies, F. Enforcement of Rules, Section 5 of the NAR Handbook on Multiple Listing Policy for guidance on applicable and appropriate sanctions.