

CAAR MLS R&R Changes

| Changes Approved | R&R Change added | Implementation Status | Add to March 1 roll out |
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| changes to Sec 2.19 Lockboxes | Added "The CAAR lockbox must contain a key to open the property. If access to the property is keyless, the CAAR lockbox may contain the code to the property." | To be rolled out to members | Yes |
| Section 2.16 Public Fields/Internet Remarks | Any and all public fields (including but not limited to property descriptions, driving directions, and all media descriptions) in the MLS may contain only information which describes and/or provides details about the listed property within the confines of the field. This information may not include anything which may potentially interrupt and/or lead away from a Buyer-agent relationship. Examples of inappropriate information include, but are not limited to: agent, office, or Seller contact information; builder names, logos, or builder contact information; any added branding, logos, or graphics; phone numbers; uniform resource locators (URLs, website links); and instructions to visit a website, company, or directory; with the exception of system-appended information. | To be rolled out to members | yes |
| update to Section 2.2.1 | added "of real property" | To be rolled out to members | yes |
| update to Appendix G, definition of Comp Only | added "of real property" | To be rolled out to members | yes |
| Section 7.5 | Changed wording to "Payment of such quarterly subscription fees shall be made within 30 days of the billing date." | To be rolled out to members | yes |
| Section 7.8 | Changed wording to "Late fees of the unpaid balance shall be assessed at the following schedule: 30 days \$10 Key and \$10 MLS late fees assessed 45 days \$25 Key and \$25 MLS late fee added plus deactivation of service, agent notified. 60 days \$50 Key and \$50 MLS late fee added, and if primary member, their REALTOR membership is suspended and broker notified." | To be rolled out to members | yes |
| update to Sec 3.5 | changed "recordation" to "settlement" | To be rolled out to members | yes |

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| 6.1, Note | added "The MLS must include the listing broker's offer of compensation for each active listing displayed on its consumer-facing website(s) and in MLS data feeds provided to participants and subscribers and must permit MLS participants or subscribers to share such information through IDX and VOW displays or through any other form or format provided to clients and consumers. The information about the offer of compensation must be accompanied by a disclaimer stating that the offer is made only to Participants of the MLS where the listing is filed." | Mandatory adoption; to be rolled out to members | yes |
| 6.1 | added "MLS Participants and Subscribers must not represent that their brokerage services to a client or customer are free or available at no cost to their clients, unless the Participant or Subscriber will receive no financial compensation from any source for those services. " | Mandatory adoption; to be rolled out to members | yes |
| 17.3 | added "MLS Participants and Subscribers must not, and the MLS must not enable the ability to, filter out or restrict MLS listings that are searchable by and displayed to consumers based on the level of compensation offered to the cooperating broker or the name of a brokerage or agent." | Mandatory adoption; to be rolled out to members | yes |
| 19 Brokerage Back Office Feed | New section, for Brokerage Back Office Feed terms and conditions. | Mandatory adoption; to be rolled out to | yes |
| Section 1.3 (added) | "At the time of filing a listing, participants and subscribers must include a property address available to other participants and subscribers, and if an address doesn't exist a parcel identification number can be used. Where an address or parcel identification number are unavailable, the information filed with the MLS must include a legal description of the property sufficient to describe its location. " | Mandatory adoption; to be rolled out to members | yes |
| Section 6, Note 7 (added) | "Participants and subscribers who share the listing broker's offer of compensation for an active listing must display the following disclaimer or something similar: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed. " | Mandatory adoption; to be rolled out to members | yes |
| Section 17.7 | removed "cooperative compensation offered by listing Brokers", removed "or the level of service being provided by the listing firm" | Mandatory adoption; to be rolled out to | yes |
| Section 17.15 | removed "cooperative compensation offers" | MLS Group approved adoption of this optional | yes |
| Section 17.23 | removed "Note: If "sold" information is publicly accessible, display of "sold" listings may not be prohibited. (Adopted 11/14)" | MLS Group approved adoption of this optional | yes |
| Section 18.13 | removed ", cooperative compensation offered by listing Broker, and whether the listing Broker is a REALTOR®." | Mandatory adoption; to be rolled out to | yes |
| Section 18.16 | Removed "confidential content including", added "v. Sold information." | MLS Group approved adoption of this optional | yes |
| no comparable wording exists in CAAR MLS R&R | | Mandatory adoption; to be rolled out to | yes |
| Section 17.23 | added "Note: If "sold" information is not publicly accessible, display of sales price may be prohibited. "Publicly accessible" sold information as used in IDX policy and rules, means data that is available electronically or in hard copy to the public from city, county, state and other government records. MLSs must provide for its participants' IDX displays publicly accessible sold information maintained by the MLS starting January 1, 2012. (Amended 5/17) " | Mandatory adoption; to be rolled out to members | yes |

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| Section 1.2, TOC | Section 1.2.0 changed to Section 1.2 for consistency, in Table of Contents and in the Section header. Corrected misspelling of Accuracy in ToC. | To be rolled out to members | yes |
| Entire document | Minor formatting changes throughout, e.g. correcting extra spaces and misspellings. | To be rolled out to members | yes |