

MLS POLICY UPDATE

Effective 1/2024



The MLS Committee would like to update our members of the following MLS policy/rule change(s). The change(s) will go into effect on January 1st, 2024. Please familiarize yourself with the information below:

NAR Mandatory Changes

Rule 12.19.12 was revised to conform with NAR policy concerning allowable criteria for filtering of listings displayed on VOWs, and Rules 12.16(q) and 12.19.19 were revised to conform with NAR policy concerning the number of listings IDX and VOW viewers may view, retrieve or download in response to a search inquiry. These changes are mandatory for MLSs in California.

12.19.12 **Section 12.19.12:** A Participant's VOW may exclude listings from display based only on objective criteria, including, but not limited to, factors such as geography, list price, and type of property., ~~cooperative compensation offered by listing broker, and whether the listing broker is a REALTOR®.~~

12.16(q) **Search Result Limitation.** Broker Participants and R.E. Subscribers shall limit the number of listings that a viewer may view, retrieve, or download to ~~not more than~~ 500 in response to any inquiry.

(Note: Provision (q) is optional. If any MLS adopts this provision, the number of listings that a viewer may view, retrieve, or download should be specified by the MLS in the context of this rule but may not be fewer than 500 listings or 50% of the listings in the MLS, whichever is less.)

12.19.19 **Virtual Office Websites ["VOW"]** A Participant shall limit the number of listings that a Registrant may view, retrieve, or download to not more than 500 current listings and not more than 500 sold listings in response to any inquiry.

(Note: The number of listings that may be viewed, retrieved, or downloaded should be specified by the MLS in the context of this rule but may not be fewer than 1500 listings or 50% of the listings in the MLS, whichever is less.)

Do not hesitate to contact the board/MLS office (559-627-1776, support@tcmls.org) with any questions.