MLS POLICY UPDATE
Effective 6/2024

TCMLS
MULTIPLE LISTING SERVICE

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

- Citation Policy (TCMLS Rule 14.3)
- 'Failure to Follow MLS Tour Requirements' added to Violation Fine Schedule
- New MLS Field: Senior Community YN
- Updated MLS Field: Lockbox Type

Citation Policy (TCMLS Rule 14.3)

Complaints reviewed by MLS Committee shall have supporting documentary evidence from reporting member. Complaints without documentary evidence shall be considered incomplete and will not be reviewed.

> *TCMLS has a "self-reporting" policy. MLS users are responsible for policing the integrity of the MLS Data and reporting inaccurate data or rules violations. Complaints must be submitted using the designated reporting method. Verbal complaints will NOT be accepted. Staff shall be authorized to contact reporting members to clarify the complaints, collect documentary evidences, make determinations (rulings) for reported tier1, 1st offense rule violations and issue citations. All other complaints will be reviewed by the MLS Committee and shall have supporting documentary evidence from reporting member. Complaints without documentary evidence shall be considered incomplete and will not be reviewed. Complaints must be filed within one hundred and eighty (180) calendar days after the closing of the transaction, if any, or after the facts constituting the matter could have been known in the exercise of reasonable diligence, whichever is later.*

'Failure to Follow MLS Tour Requirements' added to Violation Fine Schedule

MLS Rule 22 added to fine schedule as tier1 violation. No change to fine amount.

> 25. *Failure to Follow MLS Tour Requirements [Rule 22 (TCAOR & TCMLS Tour / Caravan Meeting Policy)]*

New MLS Field: Senior Community YN

The 'Senior Community YN' field will be added as an optional, public field on June 2024 to allow members to better market their listing.

> *See RESO definition: https://ddwiki.reso.org/display/DDW20/SeniorCommunityYN+Field*

Updated MLS Field: Lockbox Type

Lockbox Type has been updated to comply with recent changes to MLS lockbox rules.

> Lockbox Type [~~Combo~~; Supra; MLS-Approved Lockbox; None; Location]

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