



MLS POLICY UPDATE

September 2025



The MLS Committee would like to inform our members of the following MLS update(s). The change(s) will go into effect **September 1st, 2025**. Please familiarize yourself with the information below:

- Delayed Marketing Exempted Listing (DMEL)
- 'Coming Soon' Policy
- Days On Market (DOM)

Delayed Marketing Exempted Listing (DMEL)

After careful review, TCMLS will NOT be adopting the 'Delayed Marketing' aspects of the Multiple Listing Options for Sellers policy. TCMLS believes that tools available to our members today will accommodate the goals of NAR's request and meet the majority of sellers' needs in the local market. Listing agents may use the 'Office Exclusive' listing option, broker-distribution menu to exclude listing from the Internet and syndication websites, 'Coming Soon' status and other MLS tools (*Allow Social Media YN*, *Allow Printed Media YN*) to manage marketing of the property. No changes are being made to the listing submission process. Learn more about Multiple Listing Options for Sellers and DMEL [HERE](#).

'Coming Soon' Policy

TCMLS will be incorporating the best practice policy from CAR's 'Coming Soon' Work Group IBP ([Spring 2024](#)) to not include 'Coming Soon' listings on IDX and syndication data feeds. Previously, 'Coming Soon' listings were included on IDX and syndication data feeds. TCMLS believes that aligning our policy with common MLS practices will reduce confusion and help our members better serve their clients. No other changes are being made to the policy. Learn more about TCMLS's 'Coming Soon' policy [HERE](#).

Days On Market (DOM)

Locally added clarification text will be removed from MLS rule 7.22. This is a maintenance change to remove redundant language as current rule already clarifies that DOM will increase when a listing is in Active status.

7.22. Days on Market/Cumulative Days on Market Calculation. The calculation of Days on Market (DOM) is based on the listing number assigned to the property by the MLS and is tied to the brokerage firm holding the listing. DOM only begins to accrue when a listing goes into Active status and does not accrue while a listing is in Coming Soon status or Off Market statuses. The calculation of Cumulative Days on Market (CDOM) is based on the Assessor's Parcel Number ("APN") until the earlier of a change of ownership or the property is not available for sale and no listing agreement is in effect for a period of 90 days or more. MLS tracking of this field, if any, shall be classified as "non-confidential" for the purpose of allowing Participants and Subscribers to make such information available to clients or customers pursuant to Sections 12.15.1 (Client Copies) and 12.19 (VOWs).

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

NAR Multiple Listing Options for Sellers and DMEL: <https://www.nar.realtor/about-nar/policies/multiple-listing-options-for-sellers>

TCMLS 'Coming Soon' Policy: https://tularecountyrealtors.com/wp-content/uploads/policy_comingsoon.pdf

CAR 'Coming Soon' Work Group IBP Spring 2024: <https://www.car.org/mlspro/mlsrules>