

March 21, 2025

NOTICE OF VIOLATION OF MLS RULES & REGULATIONS

Due to the recent NAR Proposed Settlement, effective Saturday, August 17, 2024, all references to compensation or commission must be removed from the MLS database, including Associated Docs.

This means that NAR MLS's will NOT PUBLISH any reference to sellers offering to pay buyer broker compensation, including bonuses, etc. You can publish it anywhere other than the MLS or websites fed with MLS data. NO reference to compensating the buyer brokerage whatsoever, including in documents uploaded to Associated Documents. Thank you for doing such a great job complying with the rules.

On Monday, August 19th, SR performed an initial sweep of the database and removed references regarding compensation. SR sent out 100+ notices of a 1st offense with a warning that if you have a 2nd offense, the fine of \$500 will be assessed. SR is continuing to check all listings for offenses and will be sending out fines if necessary. Please be sure to check for any language regarding compensation before you copy and paste from an older listing.

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ARE YOU ADVERTISING PROPERTIES ON SOCIAL MEDIA THAT ARE NOT LISTED IN THE MLS?

Section 1.01 CLEAR COOPERATION. Within one (1) business day of Marketing a property to the public, the listing Participant must submit the listing to the Association for cooperation with other Participants. Public "Marketing" includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, brokerage website displays (including IDX and VOW), digital communications marketing (email blasts), multi-brokerage listing sharing networks and applications available to the general public (social media), this applies even if you don't list the address and/or the price.

Note: Exclusive listing information for required property types must be filed and distributed to other Participants for cooperation under the clear cooperation policy. This applies to listing filed under Section 1.1 and listings exempt from distribution under Section 1.4, and any other situation where the listing Participant is publicly Marketing an exclusive listing that is required to be filed with the Association and is not currently available to other Participants.

As set out in the Real Estate Advertising Guidelines by Washington State Department of Licensing, "Industry professionals may only advertise property for sale or lease, or properties that have been sold or leased, when they have written authorization from the owner or the owner's lawful representative."