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YOUR MLS YOUR CHOICE

UPDATES TO MLS RULES & FORMS
GOING LIVE ON 10.14.25

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This session is only meant to provide education and information on relevant legal topics facing the industry and is not a substitute for legal advice or representation.

MEET THE LEGAL TEAM



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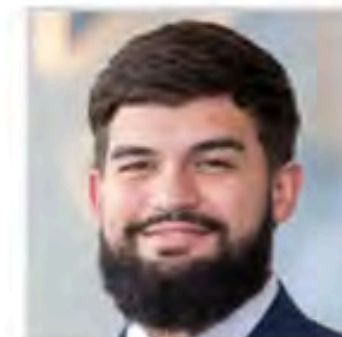
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MEET THE MLS TEAM



HOW WE GOT HERE

SPOILER ALERTS:

**NAR REQUIRED NEW POLICIES
MIAMI IS MAKING MINOR CHANGES
YOUR MLS, YOUR CHOICE!**



MARCH 2025

- NAR announced a new mandatory policy for MLSs
- “Multiple Listing Options for Sellers” (a/k/a “delayed marketing”)
- Deadline to adopt: September 30, 2025

SUMMER 2025

- NAR announced a new mandatory policy for MLSs
- Survey (anonymous) to all MIAMI members – nearly 3,000 responses!
- One-on-one broker/manager meetings – over 61 scheduled
- Corporate BOD and all BOGs met to contemplate whether to make any changes to the MLS Rules based on member feedback, the consumer experience, legal landscape, and South Florida market

AUGUST 21, 2025

- Corporate BOD approved and adopted minor changes on August 21, 2025
- Emphasis on transparency and keeping changes to a minimum
- YOUR MLS, YOUR CHOICE



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YOUR MLS

YOUR CHOICE



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MLS RULES

UPDATES GO LIVE ON

OCTOBER 14, 2025



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MLS RULES: UPDATES

EMPHASIS ON TRANSPARENCY – KEEP CHANGES TO A MINIMUM

#1

NO NEW STATUSES



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MLS RULES: UPDATES

EMPHASIS ON TRANSPARENCY – KEEP CHANGES TO A MINIMUM

#2

UPDATED “STATUS” INPUT
SHEET IN THE MLS

DRAFT:

+ Single Family/Manufactured Homes

MLS Rules Notice Status Location Information General Information Remarks Rooms Additional Information Financial/Office Information

Status Information

PICK YOUR LISTING STATUS:

Active

Coming Soon

?

ACTIVE

“Active” status is used when you are ready to submit your listing to the MLS. It will be assigned a number (MLS #A-). You can pick “Active - Display on Internet Y” or “Active - Display on Internet N”.

- **ACTIVE - DISPLAY ON INTERNET Y**

The listing will be available: to ALL MLS Participants/Subscribers within the MLS; on IDX data feeds; via syndication to third-party websites; Virtual Office Websites (VOWs); and, Broker Back Office (“BBO”) data feeds.

- **ACTIVE - DISPLAY ON INTERNET N**

This listing will ONLY be available to ALL MLS Participants/Subscribers within the MLS. It will NOT be publicly distributed. Public marketing is permitted.

FOR COMING SOON, PICK YOUR GO LIVE DATE:

?

COMING SOON

“Coming Soon” status is when you and your seller customers want to let buyers and their brokers know that you are preparing the property for sale. Reminders:

- Can be in “Coming Soon” status up to 21 days
- Days on market do not accrue
- No showings
- No open houses
- Public marketing is permitted
- Offers may be presented and accepted
- Status changes MUST be reported to the SEFMLS within 1 business day of accepting an offer
- Seller Authorization Form must be submitted to mls@miamire.com upon listing input - you will get an email with a reminder to do this

DISPLAY ON INTERNET?

YES

NO

USE THE QUICK REFERENCE GUIDE ON “LISTINGS: WHERE DO THEY GO? WHAT ARE THE RULES?”
REFER TO THE MLS RULES FOR COMPLETE DEFINITIONS AND DETAILS.



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#3

“ACTIVE - INTERNET N” IS NOT
NEW, BUT IT HAS A NEW HOME



“ACTIVE - INTERNET N” IS NOT NEW!

- This has always been an option
- Now has a new home - on the “status” input page on the MLS

WHAT IS “ACTIVE - INTERNET N”?

- Listing will ONLY be available to ALL MLS Participants/Subscribers within the MLS
- NOT publicly distributed
- Public marketing is permitted
- Showings and open houses are permitted
- Days on market accrue

HOW CAN “ACTIVE - INTERNET N” USED?

- Completely optional
- Listing brokers and their sellers can determine the level of exposure of the listing and the data
- No mandatory minimum or maximum time a listing has to be in this status
- Can be moved to “Active - Internet Y” at any time



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#4

“COMING SOON” STATUS
CLARIFICATIONS



KEEPING THE “COMING SOON” STATUS

- Can be in “Coming Soon” status up to 21 days
- Days on market do not accrue
- No showings
- No open houses
- Public marketing is permitted
- IS publicly distributed (IDX, syndication, etc.)
- **NEW:** offers may be presented and accepted
 - Status changes MUST be reported within 1 business day of accepting an offer (Rule 4.5)
 - Seller Authorization Form must be submitted to mls@miamire.com upon listing input
 - MLS will send reminder emails for that form

HOW CAN “COMING SOON” STATUS BE USED?

- Completely optional
- Listing brokers and sellers use this status to:
 - Let buyers know that they are preparing the property for sale or lease
 - Build excitement around a property ahead of an open house



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#5

NO CHANGES TO
“OFFICE EXCLUSIVES”



NO CHANGES TO MLS RULES ON “OFFICE EXCLUSIVES”

- Last set of changes: August 1, 2024 (effective August 17, 2025)
- Entry into MLS is NOT required
- Public marketing is permitted
- **REVISED:** Seller Authorization Form
 - MUST be submitted to mls@miamire.com
 - Seller and brokers release Association from liability
 - Requires disclosure to sellers about the potential risks of opting out from exposure the MLS provides to their listings

AUDITS (A/K/A “DOCUMENT VERIFICATIONS”)

- Questions or concerns?
- Email mls@miamire.com



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#6

REVISED SELLER

AUTHORIZATION FORMS



NEW FORM: SELLER AUTHORIZATION FORMS





WHEN IS THE “SELLER AUTHORIZATION FORM” REQUIRED?

- Listings in “Coming Soon” status
- When a brokerage takes an “office exclusive” listing agreement

REVISIONS TO THE “SELLER AUTHORIZATION FORM”

- MUST be submitted to mls@miamire.com within 2 business days of the effective date of a listing agreement
- Seller and brokers release Association from liability
- Requires disclosure to sellers about the potential risks of opting out from exposure the MLS provides to their listings
- Required by the mandatory NAR policy changes

WILL THE LISTING AGREEMENT CHANGE?

- **NO!** The “Seller Authorization Form” is a separate document that does not require you to amend your listing agreement
- **CAUTION!** Make sure your listing agreement is consistent with the Seller Authorization Form



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#7

NEW REFERENCE GUIDE:

“LISTINGS: WHERE DO THEY GO? WHAT ARE THE RULES”



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NEW REFERENCE GUIDE:

“LISTINGS: WHERE DO THEY GO? WHAT ARE THE RULES”



LISTINGS: WHERE DO THEY GO? WHAT ARE THE RULES?



STATUS/ LISTING TYPE	REQUIRE MLS ENTRY	HOW THE LISTINGS GET SHARED						OK TO ADVERTISE	AVM	CONSUMER COMMENTS (BLOGGING)	ADDRESS ON INTERNET	ACCRUE DAYS ON MARKET	SHOWINGS	OPEN HOUSES	ACCEPT OFFERS
		PUBLIC DISTRIBUTION		VOW	BBO	WITHIN MLS: PARTICIPANTS & SUBSCRIBERS	PUBLIC MARKETING								
		IDX	SYNDICATION TO THIRD-PARTY SITES												
ACTIVE - INTERNET Y	YES	YES	YES	YES	YES	YES	YES	YES or NO	YES or NO	YES or NO	YES or NO	YES	YES	YES	YES
ACTIVE - INTERNET N	YES	NO	NO	NO	NO	YES	YES	YES or NO	NO	NO	NO	YES	YES	YES	YES
ACTIVE UNDER CONTRACT	N/A	YES or NO	YES or NO	YES	YES	YES	YES	YES or NO	YES or NO	YES or NO	YES or NO	YES	YES	YES	YES (Back Ups)
CANCELED	N/A	NO	NO	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO
CLOSED	N/A	YES or NO	YES or NO	YES	YES	YES	NO	NO	NO	YES or NO	YES or NO	NO	NO	NO	NO
COMING SOON	YES	YES or NO	YES or NO	YES	YES	YES	YES	YES or NO	YES or NO	YES or NO	YES or NO	NO	NO	NO	YES
COMP ONLY SALES	YES	NO	NO	NO	NO	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO
OFFICE EXCLUSIVE	NO	NO	NO	NO	NO	NO	YES	NO	NO	NO	NO	NO	YES	YES	YES
PENDING	NO	YES or NO	YES or NO	YES	YES	YES	YES	YES or NO	NO	YES or NO	YES or NO	NO	NO	NO	NO
TEMPORARILY OFF MARKET	N/A	NO	NO	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO
WITHDRAWN	N/A	NO	NO	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO

REMINDERS:

- **ACTIVE (INTERNET N, INTERNET Y) AND COMING SOON** LISTINGS MUST BE ENTERED INTO THE MLS WITHIN 2 BUSINESS DAYS OF THE EFFECTIVE DATE OF A LISTING AGREEMENTS (RULE 15.1.1).
- ALL STATUS CHANGES MUST BE REPORTED TO THE MLS WITHIN 2 BUSINESS DAYS (RULE 15.2.6), EXCEPT FOR WHEN OWNER ACCEPTS AN OFFER IN COMING SOON, WHICH MUST BE DONE WITHIN 1 BUSINESS DAY OF ACCEPTING AN OFFER (RULE 4.5).
- **SELLER AUTHORIZATION FORM** REQUIRED FOR “COMING SOON” (RULE 4.5) AND “OFFICE EXCLUSIVE” (RULE 6.6) LISTINGS.
- **COMP ONLY SALES** (RULE 4.6) ARE ENTERED INTO THE MLS BY THE MLS.
- “**PUBLIC MARKETING**” AND “**OK TO ADVERTISE**” ARE DIFFERENT! “**PUBLIC MARKETING**” (RULE 3.17) includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites (including but not limited to social media), brokerage website displays (including IDX and syndication to third-party websites), digital communications marketing (e.g. email blasts), multi-brokerage listing sharing networks or multi-brokerage communications, and applications available to the general public.
“**OK TO ADVERTISE**” (RULE 15.5), if selected, allows others to display listings that are not their own outside of data feeds).



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MLS RULES: UPDATES

EMPHASIS ON TRANSPARENCY – KEEP CHANGES TO A MINIMUM


#8

OTHER UPDATES




RULE 15.1.1: ENTRY OF LISTINGS INTO MLS - WITHIN 2 DAYS OF EFFECTIVE DATE OF LISTING AGREEMENT

- We heard you! Provides listing brokers/agents and their sellers with ample time to get listings (and photos) ready.

Exclusive Brokerage Listing Agreement 

1 This Exclusive Brokerage Listing Agreement ("Agreement") is between
 2 _____ ("Seller")
 3 and brokerage _____ ("Broker").

4 **1. Authority to Sell Property:** Seller gives Broker the right to be the EXCLUSIVE BROKER in the sale of the real
 5 and personal property (collectively "Property") described below, at the price and terms described below, beginning
 6 _____ and terminating at 11:59 p.m. on _____ ("Termination Date"). Seller
 7 reserves the right to sell the Property directly to a buyer without the assistance of any real estate licensee and, if
 8 successful, Seller will not owe Broker a commission. Upon full execution of a contract for sale and purchase of the
 9 Property, all rights and obligations of this Agreement will automatically extend through the date of the actual
 10 closing of the sales contract. Seller and Broker acknowledge that this Agreement does not guarantee a sale. This
 11 Property will be offered to any person without regard to race, color, religion, sex, handicap, familial status, national
 12 origin, or any other factor protected by federal, state, or local law. Seller certifies and represents that she/he/it is
 13 legally entitled to convey the Property and all improvements.

Exclusive Right of Sale Listing Agreement 

1 This Exclusive Right of Sale Listing Agreement ("Agreement") is between
 2 _____ ("Seller")
 3 and brokerage _____ ("Broker").

4 **1. Authority to Sell Property:** Seller gives Broker the EXCLUSIVE RIGHT TO SELL the real and personal
 5 property (collectively "Property") described below, at the price and terms described below, beginning
 6 _____ and terminating at 11:59 p.m. on _____ ("Termination Date"). Upon
 7 full execution of a contract for sale and purchase of the Property, all rights and obligations of this Agreement will
 8 automatically extend through the date of the actual closing of the sales contract. Seller and Broker acknowledge
 9 that this Agreement does not guarantee a sale. This Property will be offered to any person without regard to race,
 10 color, religion, sex, handicap, familial status, national origin, or any other factor protected by federal, state, or local
 11 law. Seller certifies and represents that she/he/it is legally entitled to convey the Property and all improvements.

**EFFECTIVE
DATE**



RULE 15.8: AUDITS = “DOCUMENT VERIFICATIONS”

- Clarifies that audits are “document verifications”
- 2 business days to respond

RULE: 15.1.10: REMOVED REFERENCE TO OBSOLETE INPUT FIELDS

- Used to have fields on input for “seller-to-buyer incentives” (seller concessions)
- Removed as the fields were already removed

RULE 31.2.5.1: WITHHOLDING PROPERTY ADDRESS FROM VOW

- Owner must direct listing broker – in writing (added “in writing”)



RULE 15.9.1: CLARIFIES PURPOSE OF “STATUS CHANGE FORM”

- Only a reporting mechanism
- Does not modify the terms of or cancel agreements (listing agreements, etc.)

RULE 15.9.4: “OK TO ADVERTISE” CLARIFICATIONS

- Tweaks to make sure that those displaying others’ listings comply with the options the listing broker selected (or changed) in the MLS

RULE 22.5.5: AUGMENTING LISTINGS WITH DATA FROM OTHER SOURCES

- Sharing of listings through VOW, IDX, and third-party sites may be augmented with information about the properties from other sources to appear on the same search results (sources must be identified)
- **NEW:** If listing broker provides contrary written instruction to each third-party aggregator, cannot do this!



RULE 24.23: CANNOT SHARE MLS CREDENTIALS

- This is already in the Membership Agreement
- DO NOT share usernames and passwords to the MLS!

RULE 30.4.4: ADDED PDAP TO DATA FEED OPTIONS

- Not new; added for consistency
- “Brokerage Only Data - PDAP” (Participant Access Data Policy)
- Available ONLY for a brokerage’s OWN listings, subject to a data license agreement

RULE 30.5.7: CLARIFIED THAT DATA FEEDS REQUIRE AND ARE SUBJECT TO A DATA LICENSE AGREEMENT

- Not new; data license agreements are already required
- Added to MLS Rules for consistency



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RESOURCES

GET READY TO
CATCH THE QR CODES

MORE EDUCATION

- OCTOBER 1, 2025, 1:00 – 2:00 PM (ENGLISH)
- OCTOBER 1, 2025, 3:30 – 4:30 PM (SPANISH)
- OCTOBER 2, 2025, 2:00 – 3:00 PM (ENGLISH)
- OCTOBER 2, 2025, 3:30 – 4:30 PM (SPANISH)
- OCTOBER 10, 2025, 2:00 – 3:00 PM (ENGLISH)
- OCTOBER 10, 2025, 3:30 – 4:40 PM (SPANISH)
- OCTOBER 16, 2025, 10:00 – 11:00 AM (ENGLISH)
- OCTOBER 16, 2025, 11:30 AM – 12:30 PM (SPANISH)





MLS RULES





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