



**The following three new rules were added to the VMLS Rules & Regulations**

**(New) Section 1.20: Property Addresses**

At the time of filing a listing, participants and subscribers must include a property address available to other participants and subscribers, and if an address doesn't exist a parcel identification number can be used. Where an address or parcel identification number are unavailable, the information filed with the MLS must include a legal description of the property sufficient to describe its location.

***Rationale: The property address is considered a key piece of information about a listing. Property address has long been a required field when entering a listing in the VMLS.***

***Policy Changes: No policy changes were necessary because this field was already required for entering a listing in the VMLS.***

**(New) Section 4.6, Services Advertised as “Free”**

MLS participants and subscribers must not represent that their brokerage services to a client or customer are free or available at no cost to their clients, unless the participant or subscriber will receive no financial compensation from any source for those services.

***Rationale: This rule is to reinforce a REALTOR'S ethical duty to be truthful in advertising, marketing and representations of a property. This was a mandatory addition to the MLS Rules & Regulations.***

***Policy Changes: VMLS will enforce this rule as it does with any other VMLS Violation. Enforcement was previously only available if a formal complaint of a violation of the Code of Ethics. REALTORS can now be disciplined through the established enforcement of the VMLS Rules & Regulations (Section 9.1). Violations can be reported through the VMLS complaint process.***

**(New) Section 5.4, Display of Listing Broker's Offer of Compensation**

Participants and subscribers who share the listing broker's offer of compensation for an active listing must display the following disclaimer or something similar.

*The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.*

***Rationale: This policy reinforces transparency for clients and consumers working with MLS participants and subscribers in a real estate transaction. This was a mandatory addition to the VMLS Rules & Regulations.***

***The Listing Broker's Offer of Compensation (Coop Broker Commission) is now available for participants and subscribers to for display on IDX or VOW sites operated by a participant or subscriber. If a participant or subscriber chooses to display listing brokers offer of compensation, all compensation fields in the MLS must be displayed along with the required disclaimer. Violations for failure to display the disclaimer would be enforced through the established enforcement process outline in the VMLS Rules & Regulations (Section 9.1). Violations can be reported through the VMLS complaint process.***

***Policy Changes: VMLS will make the VMLS Compensations fields public fields and they will be included in IDX and VOW feeds as of March 1, 2022. Participants and subscribers who wish to add the Listing Broker Compensation fields to their website, must work with their provider to get this information on their website.***

## **Updated Rules**

### **Section 18.2.5**

Participants may select the listings they choose to display through IDX based only on objective criteria including, but not limited to, factors such as geography or location (“uptown,” “downtown,” etc.), list price or type of property (e.g., condominiums, cooperatives, single-family detached, multi-family), or type of listing (e.g., exclusive right-to-sell or exclusive agency): Selection of listings displayed through IDX must be independently made by each participant.

***Rationale: This policy prohibits participants and subscribers from filtering out listings from display on their website based on the cooperative compensation offered by the listing broker or based on the type of services provided by the listing broker. Listings displayed on participant and subscriber may only be filtered by objective criteria such as area, geography, or property type.***

***Participants and subscriber may also still promote their own listings on their site as long as they are not filtered to display based on cooperative compensation.***

***Policy Changes: VMLS cannot enable the ability to sort by these criteria. VMLS will put those restrictions in place with the March 1, 2022 effective date of this rule change. The compensation fields are no longer confidential fields and included in RETS feeds and API.***

### **Section 18.2.8**

All listing displayed pursuant to IDX shall identify the listing firm, and the email or phone number provided by the listing participant in a reasonably prominent location and in a readily visible color and typeface not smaller than the median used in the display of listing data. **M**

### **Section 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, or type of property. ~~cooperative compensation offered by listing broker and whether the listing broker is a REALTOR®.~~

*Rationale: This policy will require that in addition to requiring display of the listing broker firm an IDX site must also include an email OR phone number (provided by the listing participant) in that display.*

*Example: Listing Courtesy of ABC Realty, [abcreealty@email.com](mailto:abcreealty@email.com)*

*Policy: This display requirement does not go into effect on March 1<sup>st</sup>. The implementation deadline was extended to September 1<sup>st</sup>. VMLS is working to implement this with our MLS Vendor. Participants and subscribers do not have to include an email or phone number in listing attribution on IDX website at this time. VMLS will continue to communicate on this requirement.*