

Section 2: Listing Media			
Listing Media Violations	2.1 Accuracy of Listing Media	\$100	
	2.2 Minimum Number of Photos	\$100	
	2.3 Primary Listing Photo	\$100	
	2.4 Removal of Media From MLS	\$100	
	2.5 Prohibited Listing Photos	\$100	
	2.6 Copying a Photograph, Drawing or Virtual Tour in the Service	\$100	
	2.7 Digitally Altered Media	\$100	
Section 3: Listing Maintenance			
Failure to report and update listing information	3.1 Reporting Status Changes to the Service	\$250	
	3.2 Change of Listing Agreement	\$250	
	3.4 Withdrawal of Listing Prior to the Expiration	\$250	
	3.5 Expiration of Listings	\$250	
	3.6 Reporting Resolutions of Contingencies	\$250	
	Section 4: Showings and Negotiations		
Showings and Negotiations	4.1 Appointments for Showings	\$100	
	4.1.1 Availability of Listed Property	\$100	
	4.2 Negotiations with the Seller	\$100	
	4.3 Participant as Purchaser	\$100	
	4.4 Submission of Written or Verbal Offers and Counter-offers	\$100	
	4.5 Disclosing the Existence of Offers	\$100	
	4.6 Presentation of Offers	\$100	
	4.7 Right of Cooperating Broker in Presentation of Offer	\$100	
	4.8 Right of Listing Broker in Presentation of Counteroffers	\$100	
Written Buyer Agreement Required	Section 4.1.2 Written Buyer Agreements Required	\$1,000	
Section 5: Advertisement of Listings			
Advertisement of Listings	5.1 Advertising of Listings Filed with the Service	\$100	
	5.2 For Sale Signs	\$100	
	5.3 Sold Signs	\$100	
Section 6: Prohibitions			
	6.1 No Control of Commission Rates or Fees Charges by Participants	\$100	
	6.2 Information for Participant Only	\$100	
	6.3 Solicitation of Listing Filed with the Service	\$100	

	6.4 Services Advertises as “Free”	\$100	
	6.5 No Filtering of Listings	\$100	
	6.6 Use of the Term MLS and Multiple Listing Service	\$100	
Section 10: Confidentiality of MLS Information, Section 12 Use of Copyrighted MLS Compilation, and Section 13 Use of MLS Information			
Misuse or unauthorized distribution of MLS content	Section 10 Confidentiality of MLS Information, Section 12.1 Distribution, 12.2 Display, 12.3 Reproduction, and Section 13.1 Limitations on Use of MLS Information	\$500	
Section 19: Internet Data Exchange (IDX)			
Failure to notify and provide access to an IDX display	19.3.1 Notice of Display 19.3.2 Permission to Monitor	\$100	
Misuse of IDX content	19.3.3 Limitation of Use	\$100	
Failure to withhold listing or property address per seller's instructions	19.3.4 Seller's Right to Withhold Address	\$100	
Filtering of Displayed Listings IDX rule criteria violation	19.3.5 Filtering of Displayed Listings	\$100	
Failure to refresh download within 12 hours	19.3.6 Minimum Refresh Rate of Data	\$100	
Unauthorized distribution of MLS database	19.3.7 No Distribution of MLS Database	\$100	
Failure to disclose the name of the brokerage firm	19.3.8 Identifying Displaying Participant	\$100	
Failure to disable third-party comments and AVMs	19.3.9 Seller's Right to Disable Certain Display Features	\$100	
Failure to include email address or telephone number for displaying broker, or to correct false data	19.3.10 Accuracy of Additional Listings Displayed	\$100	
Modifying or manipulating other participants listings	19.3.12 Modification of Other Participants Listings 19.3.13 Display of Additional Data	\$100	
Failure to identify the listing firm	19.3.14 Display of Listing Firm	\$100	

Display of prohibited fields	19.4.1 Limitation of Displayed Fields	\$100	
Failure to identify the listing agent	19.4.3 Identification of Listing Agent	\$100	
Subscriber's display of IDX content without participant's consent	19.4.4 IDX Display on Subscriber's Website	\$100	
Failure to include the MLS as the source of the information	19.4.5 Display of IDX Source	\$100	
Failure to include required disclaimers	19.4.6 Required Disclosure for Displays	\$100	
Exceeding the number of listings to consumer inquiries	19.4.7 Limitation of Consumer Access	\$100	
Failure to comply with the MLS 's Right to Display Other Participant's Listing's rule on IDX	19.4.8 Right to Display Other Participant's Listings	\$100	
Displaying prohibited statuses and sellers/occupant information	19.4.9 Display of Expired and Withdrawn Listings 19.4.10 Display of Seller or Occupant Information	\$100	
Failure to employ required security protection	19.4.11 Requirement for Data Security	\$100	
Failure to maintain an audit trail of consumer activity	19.4.12 Auditing of Consumer Activity	\$100	
Failure to comply with the MLS's advertising rule on pages with IDX listings	19.4.13 Prohibition of Deceptive Advertising	\$100	
Virtual Office Websites			
Failure to obtain a name, email address, user name, and password for registrants	20.5 (a. ii. and iii) Requirements for Consumer Display	\$100	
Failure to expire passwords for registrants or to keep records for not less than 180 days after expiration	20.5 (b) Requirements for Consumer Display	\$100	

Failure to provide the name, email address, user name and current password for alleged breach of MLS listing information or violation of MLS rules	20.5 (c) Requirements for Consumer Display	\$100	
Failure to require registrant to agree to required terms of use	20.5 (d) Requirements for Consumer Display	\$100	
Failure to display broker's contact information or the respond to registrant inquiries.	20.6 Requirement to Answer Consumer Requests	\$100	
Failure to monitor or prevent misappropriation, scraping, or other unauthorized uses of MLS information	20.7 Requirement to Prevent Unauthorized Use	\$100	
Displaying seller address when unauthorized	20.8 (a) Seller's Right to Opt-Out of Display	\$100	
Failure to execute a seller opt-out form when required, or retain the form for 1 year	20.8 (b and c) Seller's Right to Opt-Out of Display	\$100	
Failure to disable third-party comments and AVMs	20.9 (a and b) Requirements for Comments and Automated Valuation Models	\$100	
Failure to include email address or telephone number for displaying broker, or to correct false data within 48 hours	20.10 Maintaining Accuracy of Information	\$100	
Failure to refresh VOW data feed within 3 days	20.11 Minimum Refresh Rate of Data	\$100	
Unauthorized access to VOW content	20.12 Distribution of Data Prohibited	\$100	
Failure to display participant's privacy policy	20.13 Privacy Policy Requirement	\$100	

Failure to notify and provide access to an IDX display	20.15 Accessibility by MLS and Participants	\$100	
Displaying prohibited information	20.17 Limitation of Information Displayed	\$100	
Unauthorized change to VOW content, or failure to identify the source of augmented content	20.18 Prohibition of Modifying Content	\$100	
Failure to include required disclosures	20.19 Required Accuracy Disclaimer	\$100	
Failure to identify the name of the listing firm, broker, or agent	20.20 Requirement to Display Listing Firm	\$100	
Failure to require registrant's passwords to be changed	20.21 Requirement to Reconfirm Passwords	\$100	
Violating the MLS's advertising rules for pages with VOW content	20.22 Deceptive Advertising Prohibited	\$100	
Failure to identify other sources of property information, or to display search results separately.	20.23 Requirement to Display Data Source	\$100	
Failure to execute a license agreement	20.25 License Agreement Required	\$100	
Failure to file written instructions from the seller to withhold a listing and address	20.26 Requirement to Provide Seller's Opt-Out	\$100	

NOTE: MLSs may adopt all or some of the above for administrative sanctions. Fines for each offense, as well as any possible training requirements, must be established in advance and should be followed consistently.

MLSs, at their discretion, may adopt an escalating fine schedule for repeat violations and also may impose a training requirement in addition to or as an alternative to payment of a fine for any of the offenses listed. If an escalating fine schedule is adopted, it may only be used in circumstances where sanctions are issued by the same MLS.

The amount of a fine for any offense is at the option of the MLS. MLSs are encouraged to review the MLS Disciplinary Guidelines found in Part Two: Policies, F. Enforcement of Rules, Section 5 of the NAR Handbook on Multiple Listing Policy for guidance on applicable and appropriate sanctions.