

MLS Schedule of Fines for Administrative Sanctions

Violation	MLS Rules	Fine	Training or other sanction in lieu of or in addition to a fine
Listing Procedures			
Failure to submit a required listing to the MLS	Section 1 – Listing Procedures, Section 1.01 – Clear Cooperation, Section 1.3 – Exempted Listings, Section 1.12 –	\$100 (\$1000 Clear Cooperation)	
Failure to submit accurate and complete listing information	Service Area Section 1.2 – Detail on Listings Filed with the Service, Section 1.11 – Termination Date	\$100	
Failure to report and update listing information	Section 1.4 – Change of Status of Listing, Section 1.5 – Withdrawal of Listing Prior to, 1.6 – Contingencies Applicable to Listings, Section 1.7 – Listing Price Specified, Section 2.5 – Reporting Sales to the Service, Reporting Resolutions of Contingencies, Reporting Cancellation of Pending Sale	\$250	
Failure to list properties separately	Section 1.8 – Listing Multiple Unit Properties	\$100	
Selling Procedures			

Failure to follow	Section 2 – Showings	\$100	
showing instructions	and Negotiations		
Failure to present an offer or provide written confirmation of an offer being submitted	Section 2.1 – Presentation of Offers, Section 2.2 – Submission of Written Offers and Counter- Offers, Section 2.3 – Right of Cooperating Broker in Presentation of Offer, Section 2.4 – Right of Listing Broker	\$100	
	in Presentation of		
Advertising a listing without authority	Counter-offer, Section 2,7 – Advertising of Listings Filed with the Service	\$100	
Failure to disclose existence of an offer	Section 2.9 – Disclosing the Existence of Offers	\$100	
To misrepresent access to, and the ability to show, a property	Section 2.10 – Availability of Listed Property	\$100	
Failure to inform participants of a rejected offer satisfying the terms of the listing contract	Section 3 – Refusal to Sell	\$100	
Providing MLS information to brokers or firms that do not participate in MLS	Section 4 – Information for Participants Only	\$100	
Violation of for sale and sold sign rules	Section 4.1 – For Sale Signs, Section 4.2 – Sold Signs	\$100	
Unauthorized solicitation of seller	Section 4.3 – Solicitation of Listing Filed with the Service	\$100	
Misuse of terms MLS and multiple listing service	Section 4.4 – Use of Terms MLS and Multiple Listing Service	\$100	

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No Compensation Specified on MLS Listing	Section 5: No Compensation remarks are to be mentioned in MLS Listings (to include Bonus, Commissions in Public or Confidential Remarks, or Showing Time)	\$1,000		
Failure to provide a Written Buyer Rep Agreement	Section 5.0.1- Written Buyer Agreement Required	\$1,000		
Failure to disclose status as a principal or purchaser	Section 5.1 – Participant as Principal, Section 5.2 – Participant as Purchaser	\$100		
Service Charges				
Failure to pay MLS Dues, Fees and Changes	Section 6 – Service Fees and Charges	\$100		
Confidentiality of MLS	S Information			
Misuse or unauthorized distribution of MLS content	Section 10 – Confidentiality of MLS Information, Section 12 – Distribution, Section 12.1 – Display, Section 12.2 – Reproduction, Section 13 – Limitations on Use of MLS Information	\$500		
Internet Data Exchange (IDX)				
Failure to notify and provide access to an IDX display	Section 18.2.1	\$100		
Misuse of IDX content Failure to withhold listing or property address per seller's instructions	Section 18.2.2 Section 18.2.3	\$100 \$100		

Failure to refresh download within 12 hours Unauthorized distribution of MLS database Failure to disclose the name of the brokerage firm Failure to include email address or telephone number for displaying broker, or to correct false data Modifying or manipulating other participants listings Failure to identify the listing agent Display of prohibited fields Failure to identify the listing agent Section 18.2.12 \$100 Section 18.2.12 \$100 Individual or section 18.2.12 \$100 Failure to identify the listing agent Subscriber's display of IDX content without participants consent Failure to include the MLS as the source of the information Failure to include required disclaimers Exceeding the number of listings to consumer inquiries Failure to separate displays from other sources Displaying prohibited Section 18.3.1 \$100 Failure to include the MLS as the source of the information Failure to include required disclaimers Exceeding the number of listings to consumer inquiries Failure to employ required security protection Failure to employ required security protection Failure to maintain an audit trail of consumer activity				
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consumer activity				
	consumer activity			

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Failure to comply with the MLS's	Section 18.3.16	\$100	
advertising rule on			
pages with IDX			
listings			
Virtual Office Website	es		
Failure to establish a	Section 19.1a, Section	\$100	
broker-consumer	19.3 a. i.		
relationship, or to			
receive participant			
consent for non-			
principal display		*	
Failure to obtain a	Section 19.3 a. ii. and	\$100	
name, email address,	iii.		
user name, and			
password for			
registrants Failure to expire	Section 19.3 b.	\$100	
passwords for	Section 19.5 b.	\$100	
registrants or to keep			
records for not less			
than 180 days after			
expiration			
Failure to provide the	Section 19.3 c.	\$100	
name, email address,			
user name and			
current password for			
alleged breach of			
MLS listing			
information or			
violation of MLS rules	Section 19.3 d.	\$100	
Failure to require registrant to	Section 19.5 d.	\$100	
agreement to			
required terms of use			
Failure to display	Section 19.4	\$100	
broker's contact		4.00	
information or the			
respond to registrant			
inquiries.			
Failure to monitor or	Section 19.5	\$100	
prevent			
misappropriation,			
scraping, or other			
unauthorized uses of			
MLS information	Cartian 40.0	# 400	
Displaying seller	Section 19.6 a.	\$100	
address when unauthorized			
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Failure to execute a seller opt-out form when required, or retain the form for 1 year	Section 19.6 b. and c.	\$100	
Failure to disable third-party comments and AVMs	Section 19.7 a. and b.	\$100	
Failure to include email address or telephone number for displaying broker, or to correct false data within 48 hours	Section 19.8	\$100	
Failure to refresh VOW data feed within 3 days	Section 19.9	\$100	
Unauthorized access to VOW content	Section 19.10	\$100	
Failure to display participant's privacy policy	Section 19.11	\$100	
Failure to notify and provide access to an IDX display	Section 19.13	\$100	
Displaying prohibited information	Section 19.15	\$100	
Unauthorized change to VOW content, or failure to identify the source of augmented content	Section 19.16	\$100	
Failure to include required disclosures	Section 19.17	\$100	
Failure to identify the name of the listing firm, broker, or agent	Section 19.18	\$100	
Exceeding the number of listings to consumer inquiries	Section 19.19	\$100	
Failure to require registrant's passwords to be changed	Section 19.20	\$100	
Violating the MLS's advertising rules for pages with VOW content	Section 19.21	\$100	
Failure to identify other sources of property information, or to display search results separately.	Section 19.22, Section 19.23	\$100	

Failure to execute a license agreement	Section 19.24	\$100	
Failure to file written instructions from the	Section 19.25	\$100	
seller to withhold a			
listing and address			

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.