

Proposed Changes to NTREIS Rules and Regulations

The following provisions are mandated by the National Association of REALTORS for adoption. These reflect the 2022 policy changes adopted, some of which had an adoption date of March 01 and some with an adoption date of September 01. While we have or will have adopted all the policy changes, we have not yet adopted the related Rules changes which require NTREIS Board of Directors approval:

20.01 Amendments to the Rules or Policies may be proposed from time to time. Proposed amendments must be presented to the Directors by a Director or Officer of NTREIS with notification provided to each shareholder/Association at least fourteen (14) days prior to being acted upon by the Directors. Amendments will be effective upon approval by a majority vote of the Directors.

Red indicates new language; ~~Stikethrough indicates removed language.~~

SECTION 7 - LISTING PROCEDURES

7.32 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.

SECTION 9 – PROHIBITIONS

9.06 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.

SECTION 10 - OTHER PARTICIPANT COMPENSATION

10.05 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. M

SECTION 17 - INTERNET DATA EXCHANGE (“IDX”) AND DOWNLOADING

17.06 Property listings on consumer accessible web sites that contain NTREIS data must show the Listing Participant's company name, **the email or phone number provided by the listing participant** and the Listing Agent's name in a reasonably prominent location on each property listing in a print size that matches the size of the print in the remarks section or that matches the other print in a listing that does not include remarks. Displays of minimal information (e.g.

“thumbnails”, text messages, “tweets”, etc., of two hundred (200) characters or less or for audio delivery of listing content are exempt from this requirement but only when linked directly to a display that includes all required disclosures. Audio delivery of listing content is exempt from the disclosure requirements only when all required disclosures are subsequently delivered electronically to the registered consumer performing the property search or linked to through the device’s application.

17.16 Participants may select the listings they choose to display on their IDX sites based only on objective criteria including, but not limited to, factors such as geography or location (“uptown”, “downtown”, etc.), list price, type of property (e.g., condominiums, cooperatives, single-family detached, multi-family), ~~or cooperative compensation offered by listing brokers~~, type of listing (e.g., exclusive right to sell or exclusive agency), ~~or the level of service being provided by the Listing Participant~~. Selection of listings displayed on any IDX site must be independently made by each Participant.

SECTION 19 – VIRTUAL OFFICE WEBSITE RULES

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®~~.

19.15 A Participant’s VOW may not make available for search by, or display to, Registrants any of the following information:

- a) The compensation offered to other MLS Participants.
- b) The seller’s and occupant’s name(s), phone number(s), or e-mail address(es).
- c) Instructions or remarks intended for cooperating brokers only, such as those regarding showings or security of listed property.
- ~~d) — Selling price information~~ Sales price if sold information is not publicly accessible in the jurisdiction of the MLS.

19.18 A Participant shall cause any listing that is displayed on his or her VOW to identify the name of the listing firm ~~and~~ the listing broker or agent , ~~and the email or phone number provided by the listing participant~~ in a readily visible color, in a reasonably prominent location, and in typeface not smaller than the median typeface used in the display of listing data.