# MLS Now Rules: What Changed

Member guide · Previous rules (05/02/2025) vs. new rules effective 08/03/2026

MLS Now's new Rules and Regulations took effect **August 3, 2026**. They replace the previous 76-page rulebook (05/02/2025 edition) with 15 pages in 13 sections, written in plain language. Much of your day-to-day work is the same, but some deadlines, listing-content rules and showing rules have changed. The first three pages cover what to do differently; the rest of this guide compares every section of the previous rules with the new ones. Rule numbers in parentheses are from the new rules. If anything here differs from the official rules, the rules control. Read the full rules at mlsnow.com/rules.

## Deadlines that changed

| What you're doing | Previous rules | New rules | Rule |
|---|---|---|---|
| Send documents MLS Now requests (listing and purchase agreements, amendments, seller instructions, settlement statements) | 2 business days | **1 business day** | 2.1.2, 2.8 |
| Correct a listing error after MLS Now's notice | 2 business days (fines schedule) | **1 business day** | 2.7.3 |
| Move a listing to Temporarily Off Market | 1 business day | **2 business days** | 4.1.1 |
| Report a closed sale | 14 days after title transfer (recording date) | **14 calendar days after the final closing date** | 4.3.1 |
| PREP listings: Seller PREP Authorization form and listing agreement | New status | **2 business days after the list date** | 2.2.3 |
| Remove listing content or show you're authorized after an unauthorized-use notice | New procedure | **2 business days** | 10.3 |
| Notice before service is suspended for unpaid fees | 10 days (once a month overdue) | **At least 30 calendar days** | 11.2 |
| Refresh IDX and VOW listing data | Every 12 hours | **At least daily** | 9.9.1 |
| VOW registrant passwords | Expire on a set date | **Reconfirmed or changed every 90 calendar days** | 9.14.5 |

**Not changed:** new listings are still due by the earlier of two business days after the exclusive listing agreement is fully signed or one business day after public marketing starts (2.2.1). Price and other listing changes, all other status changes, contingency updates, cancelled pending sales and Sold Before Processing entries are still due within two business days (2.8, 4.1.1, 4.1.3, 4.3.2), and orientation within 30 calendar days of access (1.6). Business days exclude federal and Ohio state holidays instead of postal holidays (12.4). For a day-by-day table, see the MLS Now Deadline Chart.

## The biggest changes at a glance

1. New **PREP** pre-marketing status and Seller PREP Authorization form (2.2.3, 4.2.1)
2. Requested documents and corrections are due in **one business day** (2.1.2, 2.7.3)
3. Sold: report within 14 calendar days of the **final closing date** (4.3.1)
4. Primary photo: a **current, unaltered exterior photo** (3.2)
5. Staged, altered or AI images need an **on-image label** and a caption (3.3.4)
6. Public remarks: no open house info, occupancy status, links, solicitations or concessions (2.5.3)
7. Be **physically present** when you give access, including with lockbox codes, unless the seller has consented otherwise (5.4, 5.5)
8. **Any** listing change (price, terms, remarks, other fields) needs the seller's **written** authorization (2.8)
9. No MLS data to software vendors or **online AI tools** without a license (7.3)

**No longer outlined in the rules, but still apply:** limited-service listings; showing, negotiation and offer-presentation procedures (previous 4.1, 4.3–4.6); sign and solicitation rules (previous 5.2, 5.3); most of the Standards of Conduct (previous Section 15); the Supra key box rules (previous Section 17); lease-option and court-ordered (PSO) sale rules; the two-day expiration grace period; the hold-harmless letter; co-brokerage entry; directions and profile sheets; initialing and dating every change; and second-offense and appeal procedures. These still apply because they are covered by local, state and national policies.
**No longer allowed:** verbal approval of listing changes (written seller authorization is now required, 2.8).

## 1. Getting a listing into the MLS

- **Deadline (no change):** file by the earlier of two business days after the exclusive listing agreement is fully signed or one business day after you start marketing the property to the public (2.2.1). The rule says "one day"; MLS Now counts it as one business day. Public marketing includes window displays, yard signs, public-facing websites, digital communications, multi-brokerage listing networks and public apps. This list is not all-inclusive.
- **Not being shown yet?** Enter it as Temporarily Off Market (2.2.1).
- **New PREP status** (Pre-Release Entry Property): a pre-marketing status that every MLS Now member can see. Showings and feeds to public portals are optional, public marketing is allowed, and price history and days on market are hidden for the PREP period. The seller signs the Seller PREP Authorization form; send it with the listing agreement within two business days of the list date (2.2.3, 4.2.1, 12.19).
- **Seller opt-outs:** a listing the seller doesn't want online must still be submitted to the MLS on time as "Internet No," with the Seller Opt-Out of Internet Authorization Waiver form (2.2.2). Keep opt-out forms at least one year from signing or the off-market date, whichever is longer (9.3).
- **New:** before you submit, make sure another broker hasn't already listed the property in MLS Now (2.2.4).
- **Not accepted:** net, open, wholesale and one-party listings (2.4.4). Wholesale and one-party listings are newly named.
- **Optional listings:** commercial (for sale and lease) and rental listings are still optional (see Property Types for the types that must be submitted), as are listings outside the Service Area (2.4.1). Accepted types are now listed in one place (2.3); short-term rentals and business opportunities sold with the building are newly named.
- **Auctions:** new, detailed requirements: a valid listing agreement, a list price and minimum bid, and disclosed terms (date and place or platform, inspections, pre-auction offers, broker registration). Change to Pending when a bid ends the auction (2.4.3). Non-auction online bidding can't use the word "auction" and must be marked Auction = No (2.4.3.7).
- **New construction:** residential listings that need a new-construction building permit must be designated a New Construction Listing (NCL) (2.5.6).

## 2. Listing agreements, changes and paperwork

- **Listing agreements** must expressly authorize you to submit the listing and to give MLS Now the agreement and any amendments on request. They must include a list date, a definite termination date and the full gross list price, unless it's an auction (2.1.1).
- **Faster turnaround:** send documents MLS Now requests within **one business day** (it was two). This covers listing and purchase agreements, amendments, seller marketing and showing instructions, and settlement statements (2.1.2, 2.8).
- **Broader written authorization:** changes to price, terms, remarks and other listing fields all need the seller's written authorization (before, the rule covered price and dates). Update within two business days (2.8). The old option of verbal approval with written follow-up is gone.
- **Corrections:** fix inaccuracies and send documentation within **one business day** of MLS Now's request (2.7.3). MLS Now may edit or remove inaccurate content and remove listings that aren't corrected on time (2.7.4, 10.7).

## 3. Remarks

- **Public remarks** are for unbranded property descriptions only (2.5.3). **Newly listed as prohibited:** open house information, occupancy status, links to any website, invitations for the public to contact the agent or broker, information directed to agents or brokers, discriminatory, defamatory or offensive content, and seller-paid concessions. Concessions go only in the concessions fields, with no dollar amounts.
- **Still prohibited:** contact information, branded content, showing instructions, lockbox, alarm or gate codes, and any reference to compensation or bonuses. All remarks remain subject to advertising and fair housing laws (2.5.2).
- **Private remarks:** contact information (name and phone number only), access terms, contingency notes, lender information and other broker-to-broker communication (2.5.4). Virtual tour links go only in the virtual tour fields (2.5.5).

## 4. Photos, virtual staging and AI

- **Primary photo required on Residential and Multi-Family listings.** It must be a current, unaltered exterior photo; new construction may use an architectural rendering (3.2).
- **All photos:** you must own them or have written permission. No visible branding, watermarks, agent or broker photos, marketing overlays, QR codes or misleading content (3.1). **New:** lot lines, markers and labels are allowed on Land and Lots listings only, and not on the primary photo. They aren't allowed on any other property type. Otherwise, no words are allowed on any photo other than MLS Now disclaimers.
- **Allowed with disclosure:** virtual staging with movable items like furniture, rugs and art; minor edits (exposure, white balance, lens-distortion correction); and sky replacement that doesn't materially change the view (3.3.1).
- **Not allowed:** adding, removing or changing permanent or structural features; altering the property's size, boundaries or views; changing neighboring structures, roads, power lines or topography; hiding defects; showing upgrades that don't exist; adding people, animals or safety devices; or using misleading filters (3.3.2).
- **AI and renderings:** AI-generated images, renderings and virtual remodels are allowed only when labeled on the image "Rendering," "Virtual Remodel" or "AI-Generated," and they can't show features or conditions that don't exist, except for new construction or proposed improvements identified as such (3.3.3).
- **New labeling rule:** every staged, altered or rendered image needs a readable on-image label ("Virtually Staged," "Digitally Altered" or "Rendering/AI-Generated"), and the caption must repeat it. No branding in the label (3.3.4). Before, a caption was enough. Keep the unaltered originals and provide them if MLS Now asks (3.3.5).
- **New:** reusing photos or other media from an earlier listing requires written permission from the member who submitted them and anyone else who holds the rights (3.4, 7.5).

## 5. Statuses and closings

- **Status changes:** report them within two business days, including Temporarily Off Market, which used to be one business day (4.1.1). Closed/Sold is the exception: 14 calendar days (4.3.1).
- **Statuses** (4.2): PREP, Active, Under Contract, Temporarily Off Market, Withdrawn, Expired, Canceled, Closed/Sold and Rented/Leased. One Under Contract definition replaces the separate contingent and pending definitions; in the MLS system you still choose Allow Showings or No Showings.
- **Active** means available for showings and offers on the same terms for all members. Disclose any offer deadlines or showing

restrictions in remarks (4.2.2).

- **Closed sales:** report within 14 calendar days of the **final closing date**; it used to be the title transfer or recording date (4.3.1).
- **New:** if the listing broker doesn't report a sale within 14 days, the buyer's broker may submit it with documentation, and MLS Now may cite the listing broker (4.3.3).
- **Expirations:** listings go off market automatically on the expiration date unless extended in writing and updated on time (4.1.2).
- **Cancelled pending sales:** report within two business days and reinstate the listing if a valid listing remains (4.1.3). The hold-harmless letter process is no longer in the rules, but still applies.
- **Withdrawn** requires the seller's written authorization, and when a listing is released, the Participant's written authorization is also required. Sellers can't make MLS Now cancel a listing on their own (4.2).

## 6. Showings and lockboxes

- **New, physical presence:** a Participant or Subscriber must be physically present on the property the whole time they're providing access, unless the seller has agreed otherwise (5.4).
- **Lockbox codes** now require the **written** consent of the seller or the seller's authorized agent. Before, writing was only recommended. If a box needs extra information ("call listing agent for code"), the listing broker must respond promptly during customary hours (5.5).
- **Cooperation:** share listing information promptly and provide immediate, non-discriminatory access consistent with the seller's instructions (5.1). The old language that showings aren't "on demand" is gone.

## 7. Compensation and buyer agreements

The August 2024 NAR settlement rules carry forward in Section 6, with a few additions.

- No offers of compensation in the MLS, in any field, media or upload, including blanket offers. Don't disclose the total commission or the listing broker's commission in the MLS (6.5).
- Seller-paid concessions from an accepted offer (closing-cost credits, rate buydowns, repairs) may be entered only in the Closing Comments fields (6.6).
- Sign a written buyer agreement before touring a home. It must conspicuously state the amount or rate of compensation (or how it will be determined) in an objectively ascertainable way, cap your total compensation from any source at that amount, and say that fees are not set by law and are fully negotiable (6.4).
- Listing agreements must say compensation is not set by law and is fully negotiable. Get the seller's written authority, including the amount or rate, before offering or paying anything to a buyer's representative (6.3).
- Don't advertise services as free unless you get no compensation from any source (6.2). Don't filter, suppress or sort listings for consumers based on compensation or brokerage name (7.5.3).

## 8. Using MLS data

- **Now explicit:** MLS data can't be given to any third party, including software vendors and online AI tools, without a separate license from MLS Now (7.3). Without a license, you also can't use MLS content to build or test software, analytics or other products (7.8).
- You may share listings with individual buyers in the normal course of business (7.5.2) and use listing content to value a specific property for a specific client (7.7).
- Don't advertise another broker's listing without consent, except through IDX or VOW (7.5.1). Don't reuse photos, narratives or floor plans from a prior listing without the owner's written permission (7.5).
- Your login is personal. Never share it (7.6).
- **New:** Participants can request a RESO-compliant feed of their own listing content (8.3).
- Ads based on MLS Now data must state the time period and include "Based on information from MLS Now for the period (date) through (date)" (7.4).

## 9. IDX and VOW websites

- Refresh listing data at least daily; it was every 12 hours (9.9.1).
- Show your brokerage name on every page with listings. For each listing, identify the listing broker, the advertising broker and the listing broker's email or phone (9.4.4, 9.5.1).
- Required disclosures: for personal, non-commercial use; only to identify properties to buy or lease; deemed reliable but not guaranteed; listings may no longer be available (9.5.2).
- **New:** limit results to 500 current and 500 sold listings per search (9.10.3), don't present your site as "the MLS" (9.6.3), and install monitoring code if MLS Now requires it (9.13.1). As before, if you mix in non-MLS listings, label each source and offer a filter for MLS listings (9.10.1, 9.10.2).
- Turn off AVMs and other features for a seller's listings when the seller asks (9.9.3). VOW passwords must be reconfirmed or changed every 90 calendar days (9.14.5).

## 10. Membership, fees and enforcement

- **REALTOR® membership isn't required.** Participation is open to REALTORS® and non-REALTORS® (1.1). The previous extra requirements for non-REALTOR® participants are no longer in the rules.
- **Orientation** is due within 30 calendar days of access. MLS Now may also require up to four hours of additional training in any 12-month period (1.6).
- **New:** Participants must report changes in affiliation or license status within two business days (1.4). They can't let a licensee use the MLS while the license is revoked or suspended; a restricted license allows only use that fits the restriction (1.5).
- **Fines** follow MLS Now's penalty schedule, and the amounts are no longer printed in the rules (10.2). See the Fines and Penalties Schedule.
- **New:** abusive conduct toward MLS Now staff, including threats, intimidation, profanity, insults, harassment or bullying, is prohibited (10.4).
- **Unpaid fees:** service may be suspended after at least 30 calendar days' notice; it was 10 days (11.2). Participants are responsible for their Subscribers' unpaid dues, fees and fines (11.1).
- **Also new:** written reasons and a hearing if an application is rejected (1.9); a limit on MLS Now's liability, with broader indemnification (10.9); NAR mandatory policies become part of the rules automatically (13.2).
- The previous appeal steps and the rules-class waiver aren't written into the new rules. See Waive a Violation Penalty by Taking the Rules Class for the current class option.

## How to read the comparison

| | |
|---|---|
| SAME | Carried over with no meaningful change. |
| CHANGED | Carried over with changes, explained in “What’s different.” |
| MOVED | Taken out of the rules and now set in MLS Now’s fines schedule or fee schedule. |
| NOT RESTATED | Not in the new rules. Ohio law, the REALTOR® Code of Ethics, NAR mandatory policies (Rule 13.2) or MLS Now policies may still apply. |
| NEW | No counterpart in the previous rules; listed in the last table. |

Previous rule numbers are from the 05/02/2025 edition; items shown without a number were unnumbered text there. New rule numbers are from the rules effective 08/03/2026, and “—” means there’s no new equivalent.

## The new rulebook at a glance

| New section | What it covers | Replaces previous |
|---|---|---|
| **1 Participation** | Who can join, orientation, affiliation changes, suspension and resignation, application rejection | 1, 2.18–2.20, 18 |
| **2 Listing Entry Requirements/Options** | Listing agreements, submission deadlines and Clear Cooperation, PREP, property types, auctions, required information, remarks, disclosures, accuracy, changes | 1, 2, 3.2, 5.4, 6.1 |
| **3 Images and Documents** | Photos, primary photo, virtual staging and AI, reuse of media | 3.2.1, 3.4–3.6 |
| **4 Statuses and Sale Reporting** | Status changes, status definitions, closings, comp listings | 1 (status definitions), 2.8–2.17, 4.7–4.10 |
| **5 Cooperation, Showings** | Cooperation, fair housing, refusal to sell, physical presence, lockboxes | 4.2, 5.4 |
| **6 Broker Compensation** | No compensation offers, disclosures, buyer agreements, concessions | 1 (2024 NAR settlement rules), 2.5, 4 (intro), 8.4, 15.19 |
| **7 Data Use** | Authorized use, third parties and AI tools, advertising with MLS data, non-filtering, credentials | 3.3, 4.9, 5.1, 5.5, 11, 12 (statistics notice) |
| **8 Ownership, Copyright** | MLS Now’s compilation, your license to MLS Now, your own-listing feed | 10, 11.4 |
| **9 IDX and VOW Digital Display Policy** | Internet display, seller opt-outs, IDX and VOW requirements | 1 (IDX and VOW definitions), 12, 16 |
| **10 Enforcement, Dispute Resolution** | Complaints, penalty schedule, unauthorized use, abusive conduct, corrections, arbitration, liability | 5.6, 8, 9, 10.1 (DMCA), 14 |
| **11 Fees and Suspension** | Fee schedule, suspension for unpaid fees | 7, 9.1 (nonpayment) |
| **12 Definitions** | 26 defined terms | 1 |
| **13 Changes to Rules and Interpretation** | Amendments, NAR mandatory policies, interpretation | 13 |

## Previous rules compared with the new rules

| Previous rule (05/02/2025) | New rule | Status | What’s different |
|---|---|---|---|
| **Section 1 · Definitions** previous pp. 1–11 · now in new Sections 1, 6, 9 and 12 | | | |
| MLS purpose | **Intro** | CHANGED | Short purpose statement. New: by participating, members and their firms accept the rules and waive claims against MLS Now related to them. |
| Participation: REALTOR® and non-REALTOR® participants | **1.1–1.3** | CHANGED | Open to REALTOR® and non-REALTOR® brokers who actively list and cooperate, and to licensed appraisers. The extra non-REALTOR® requirements (bankruptcy and sanctions checks, course and exam, no voting or office) aren’t restated. |
| Office or internet presence; referral-only offices | **1.1.1** | NOT RESTATED | The office and internet-presence details aren’t restated; the existing test (actively endeavor to list and cooperate) remains. |
| Licensure and certification | **1.1, 12.1, 12.3, 12.24** | CHANGED | Brokers and appraisers hold current licenses; affiliated licensees access MLS Now as Subscribers. Appraisers must actively do appraisal work in the service area (1.1.2). |
| Information usage | **7.1, 7.3** | CHANGED | Still limited to authorized members. Now expressly: no transfers to software vendors or online AI tools without a license. |
| Services can’t be advertised as “free” | **6.2** | SAME | No change. |

| Previous rule (05/02/2025) | New rule | Status | What's different |
|---|---|---|---|
| Membership application; resignation with 30 days' written notice | **1.7, 1.9** | CHANGED | Resigning ends MLS services (1.7); the 30-day notice isn't stated. Rejected applicants get written reasons and may request a hearing (1.9). |
| Clear Cooperation: one business day after public marketing | **2.2.1** | SAME | Still one business day (the rule says "one day"; MLS Now counts it as one business day). Due at the earlier of two business days after signing or one business day after marketing starts. Not showing yet: enter as Temporarily Off Market. |
| Business days exclude Saturdays, Sundays and postal holidays | **12.4** | CHANGED | Monday–Friday, excluding federal and Ohio state holidays. |
| Exclusive Right to Sell and Exclusive Agency definitions | **12.9** | NOT RESTATED | No longer defined; mentioned only in the List Date definition. |
| Compensation notice (three points) | **6.1, 6.3** | CHANGED | Now a statement of MLS Now policy (6.1). Listing agreements need only the "not set by law and fully negotiable" statement (6.3). |
| Non-filtering | **7.5.3** | CHANGED | Adds "suppress or sort." IDX selections must use objective criteria. |
| No offers of compensation in the MLS | **6.5, 9.6.2** | CHANGED | Adds: no blanket offers in any field, media or upload, and no disclosing the total commission or the listing broker's commission in the MLS. |
| Disclosing compensation to sellers and buyers | **6.3, 6.4.4** | SAME | No change. |
| Written buyer agreements (four required terms) | **6.4, 2.1.2** | CHANGED | Same four terms. Copies are now due within one business day of MLS Now's request (it was two). |
| Coming Soon status (repealed 2021) | **2.2.3, 4.2.1, 12.19** | CHANGED | The PREP status (added 05/2026) is the new pre-marketing option. |
| Limited-service listings | **—** | NOT RESTATED | Limited-service rules and the Limited Service field requirement aren't in the new rules. |
| Net and open listings not accepted | **2.4.4, 12.15, 12.17** | CHANGED | Wholesale and one-party listings are also not accepted. |
| Listing Input Sheet | **2.7.2** | CHANGED | Replaced by: complete all required fields. |
| Reserved prospects; Offer definition; non-agency listing note | **—** | NOT RESTATED | Not addressed. |
| Under Contract Allow Showings (UCAS) and No Showings (UCNS) definitions | **4.2** | CHANGED | One Under Contract definition. Show contingencies and show/no-show using the field options. |
| Service area | **12.22** | SAME | Shareholder associations' jurisdictions, areas the Board adds, and reciprocal or data-share areas. |
| List Date | **12.9** | SAME | No change. |
| IDX definitions, disclaimers, fees and opt-out | **9, 12.8** | CHANGED | Consolidated into Section 9. See previous Section 12 below. |
| VOW definition | **9.1, 12.26** | SAME | No change. |
| Virtual staging definition (interiors only) | **3.3, 12.25** | CHANGED | Broader. See previous 3.6 below. |
| **Section 2 · Listing Procedures** previous pp. 11–23 · now in new Sections 2 and 4 | | | |
| **Intro** Active listings available for showing immediately | **4.2.2** | CHANGED | Adds: showings on the same terms for all members; disclose offer deadlines and showing restrictions in remarks. |
| **2.1** Required listings within two business days of all seller signatures | **2.2.1** | SAME | Two business days after the exclusive listing agreement is fully signed. Commercial (for sale and lease) and rental remain optional. |
| **2.1** Mail-in listings (postmark rule) | **—** | NOT RESTATED | Not addressed. |
| **2.1** Agreements signed and dated; every change initialed and dated | **2.1.1, 2.8** | CHANGED | The initial-and-date requirement isn't restated; changes need the seller's written authorization. |
| **2.1.1** Clear Cooperation fines ($1,000, $2,500, $5,000) | **10.2** | MOVED | Amounts are in MLS Now's fines schedule. |
| **2.2** Optional listings (commercial, rentals, 5+ units, 5+ lots, mobile homes, outside the area) | **2.3, 2.4** | CHANGED | Accepted types are now listed in one place; short-term rentals and business opportunities sold with the building are newly named. Commercial (for sale and lease) and rental remain optional. |
| **2.3** Service area filing | **2.4.1, 12.22** | SAME | Listings outside the Service Area are optional. |

| Previous rule (05/02/2025) | New rule | Status | What's different |
|---|---|---|---|
| **2.4 A** Participant and agent names; co-listing with a non-participant | **2.6.2** | SAME | No change. |
| **2.4 A** Co-brokerage between two participants | — | NOT RESTATED | Not addressed. |
| **2.4 B** Correct list type; automatic penalty for mislabeling | **2.7.1** | CHANGED | Covered by the general accuracy rule; the specific automatic penalty isn't restated. |
| **2.4 C** Auction listings | **2.4.3** | CHANGED | Much more detail. See previous 3.2.2 below. |
| **2.5** Accurate data; agreements signed by owner(s) of record or an authorized representative | **2.7.1, 12.21** | SAME | No change. |
| **2.5** Listing Falsification Policy (30-day suspension and $1,000) | **2.7, 10.6** | MOVED | Not in the rule text; still on the fines schedule. |
| **2.5 (a)–(b)** Authorization statement; list date, termination date, full list price | **2.1.1** | CHANGED | The agreement must expressly authorize submitting the listing and providing documents to MLS Now on request. |
| **2.5 (c)** Full-year taxes; homestead; assessments | **2.7.5, 2.7.6** | CHANGED | Taxes are the gross amount of the latest full-year taxes. Homestead is no longer mentioned. |
| **2.5 (d)–(f)** Input details; suggested REALTOR.com statement; required MLS authorization | **2.7.2, 2.1.1** | CHANGED | Complete all required fields (2.7.2); the agreement must authorize submitting the listing to MLS Now (2.1.1). The REALTOR.com statement isn't mentioned. |
| **2.5 (g)** Address, parcel number or legal description | **2.5.1** | SAME | No change. |
| **2.5 (h)–(i)** Compensation notice and disclosure in listing agreements | **6.1, 6.3** | CHANGED | The three-point notice is no longer required in listing agreements; the "not set by law and fully negotiable" statement and the seller disclosure and authority remain (6.3). |
| **2.6** Copies of agreements within two business days | **2.1.2** | CHANGED | One business day. Also covers seller marketing and showing instructions and settlement statements. |
| **2.7** Restrictive listings (office exclusives) | **2.2.2, 12.16** | CHANGED | Still defined as withheld at the seller's written direction and subject to Clear Cooperation if publicly marketed (12.16). The previous filing steps aren't restated. |
| **2.8** Price and date changes: written authorization, two business days | **2.8** | CHANGED | Written authorization now covers price, terms, remarks and all other fields. Entry is still two business days; copies of seller instructions are now due in one business day. |
| **2.8** Status changes within two business days | **4.1.1** | SAME | No change. |
| **2.8** Sold within 14 days of title transfer (recording date) | **4.3.1** | CHANGED | 14 calendar days of the final closing date. |
| **2.8** Staff conversion of expired Under Contract listings to Sold; late fee | — | MOVED | Not in the rules; the late-to-Sold processing fee is on the fines schedule. |
| **2.8** MLS may remove listings for unreported status changes | **2.7.4, 2.10, 10.7** | CHANGED | Removal is still allowed; the advance notice before removal isn't restated. |
| **2.8 Note I** Verbal approval of price changes or extensions (written within 10 days) | **2.8** | NOT RESTATED | The seller's written authorization is required. |
| **2.8 Notes II–III** Acceptance date; email authorizations; designees | — | NOT RESTATED | Not addressed. |
| **2.9** Temporarily Off Market within one business day; BOM date; no showings; $500 fine | **4.1.1, 4.2.3** | CHANGED | Now two business days. TOM is "at the seller's direction" (the written-authorization wording isn't restated). BOM-date and live-stream details aren't in the rules; showing a TOM listing is still on the fines schedule. |
| **2.10–2.11** Withdrawn with or without release | **4.2, 4.2.5** | CHANGED | Seller's written authorization; Participant's written authorization to release; sellers can't unilaterally cancel. Adds a Canceled status. |
| **2.12** Contingencies; confidential contingencies; UCAS to UCX at expiration | **4.2, 4.1.3** | CHANGED | Show contingencies and show/no-show in fields. Confidentiality and UCX details aren't in the rules. Updates are still due within two business days. |
| **2.13** Full gross list price published | **2.1.1** | SAME | No change. |
| **2.14** Multiple-unit properties | **2.9** | SAME | No change. |
| **2.15** Converting an expired listing to Sold; lease-option reporting | — | NOT RESTATED | Not addressed. |
| **2.15** Sold Before Processing (two business days from list date) | **4.3.2** | SAME | No change. |
| **2.16** Retention of agreements | **2.1.2, 9.3** | CHANGED | No general retention period; opt-out forms are kept at least one year. |

| Previous rule (05/02/2025) | New rule | Status | What's different |
|---|---|---|---|
| **2.17** Expirations; two-day grace to reactivate and extend | **4.1.2** | NOT RESTATED | Not in the rules, but still applies. Listings still go off market automatically unless extended in writing and updated on time. |
| **2.18–2.20** Listings of suspended, expelled or resigned participants | **1.7, 1.8** | CHANGED | Kept at the Participant's option after a rule-violation suspension; services end for nonpayment or resignation. MLS Now's advance notice isn't restated; notifying sellers is the Participant's sole responsibility. |
| **Section 3 · Computer** previous pp. 23–28 · now in new Sections 2, 3 and 7 | | | |
| **3.1** Equipment, system manuals, mail and open house functions, notices, email address | **—** | NOT RESTATED | Not in the rules. Keeping an accurate email address is still on the fines schedule. |
| **3.2** Property type, subtype and area correct within two business days | **2.7.2** | CHANGED | Must match present and proposed use under zoning, with required subtype fields completed. |
| **3.2** Address omitted: the entire listing had to be Internet No | **9.3** | CHANGED | The seller can withhold just the address, which is left out of syndication and IDX. |
| **3.2** Directions, mapping and profile sheets; listings under two property types | **—** | NOT RESTATED | Not in the rules. Mapping and geocoding are still on the fines schedule. |
| **3.2** Authorization for changes (written or email) within two business days | **2.8** | CHANGED | Seller's written authorization; two business days. |
| **3.2.1** Year-built exceptions; To Be Built, New or Under Construction label on the primary photo | **2.5.6, 3.2, 3.3.3** | CHANGED | New Construction Listing designation. Renderings are allowed as the primary image for new construction and must be labeled "Rendering." Year-built codes aren't in the rules. |
| **3.2.2** Auction listings | **2.4.3.1–2.4.3.6** | CHANGED | Adds required terms (inspection terms, pre-auction offers, broker registration) and Pending when a bid ends the auction. The $0 or $1 list price language is gone. |
| **3.2.2** Online bidding (non-auction) | **2.4.3.7** | CHANGED | Same basics: don't use the word "auction," mark Auction = No, and put the bidding URL only in its field and Private Remarks. The Limited Service flag is no longer required. |
| **3.2.2** Private Selling Officer and court-ordered sales | **—** | NOT RESTATED | Not addressed. |
| **3.3** Password use | **7.6** | SAME | Credentials are personal. Sharing is still on the fines schedule. |
| **3.4** Media and virtual tours: no signs, agent info, people or words (other than the MLS Now disclaimer) | **3.1, 2.5.5** | CHANGED | Adds bans on watermarks, marketing overlays and QR codes. Lot lines, markers and labels are now allowed on Land and Lots listings only (not the primary photo). You must own photos or have written permission. Per the fines schedule, signs are covered or removed and photos showing people are removed. |
| **3.5** Primary photo: front view; Residential and Multi-Family only; seller opt-out placard | **3.2** | CHANGED | Still required on Residential and Multi-Family listings. Must be a current, unaltered exterior photo; renderings allowed for new construction. The 48-hour upload deadline is on the fines schedule. |
| **3.6** Virtual staging: interiors only; disclose in the photo description | **3.3** | CHANGED | On-image label plus caption. Minor edits and sky replacement allowed; longer prohibited list; AI images and renderings must be labeled; keep originals. |
| **Section 4 · Selling Procedures** previous pp. 28–32 · now in new Sections 4, 5 and 6 | | | |
| **Intro** Written buyer agreements | **6.4, 2.1.2** | CHANGED | Same terms; copies are now due within one business day. |
| **4.1** Showings and negotiations through the listing broker | **—** | NOT RESTATED | Not addressed. |
| **4.2** Showing access; lockbox codes need the seller's consent (writing recommended) | **5.1, 5.5** | CHANGED | Written consent is now required, and the listing broker must respond promptly when a box needs extra information. Access must be immediate, consistent with the seller's instructions ("not on demand" is gone). The rule against misrepresenting access isn't restated. |
| **4.3–4.4** Presenting and submitting offers | **—** | NOT RESTATED | Not addressed. |
| **4.5** Cooperating broker's right to attend offer presentation; written affirmation | **13.2** | NOT RESTATED | An NAR mandatory policy in the previous rules; Rule 13.2 incorporates NAR mandatory policies. |
| **4.6** Listing broker's rights in presenting counteroffers | **—** | NOT RESTATED | Not addressed. |
| **4.7** Report closings within 14 days of title transfer; buyer's broker reports accepted offers | **4.3.1, 4.3.3** | CHANGED | Counted from the final closing date. The buyer's broker may report the sale if the listing broker doesn't. |
| **4.7** Land contract and lease-option comparables | **—** | NOT RESTATED | Not addressed. |

| Previous rule (05/02/2025) | New rule | Status | What's different |
|---|---|---|---|
| **4.7** Comparable Only listings | **4.3.4** | CHANGED | The buyer's broker may enter a comp listing after closing when no Participant represents the seller. The 14-day timing and late fee remain MLS Now policy. |
| **4.7** Sold Before Processing | **4.3.2** | SAME | No change. |
| **4.8** Resolving contingencies within two business days | **4.1.3** | SAME | No change. |
| **4.9** Advertising another broker's listing | **7.5.1** | SAME | No change. |
| **4.10** Cancelled pending sales; hold-harmless letter to return to Active | **4.1.3** | CHANGED | Report within two business days and reinstate. The hold-harmless letter isn't in the rules, but still applies. |
| **Section 5 · Prohibitions** previous pp. 32–34 · now in new Sections 2, 5, 7 and 10 | | | |
| **5.1** Sharing listings with non-member brokers | **7.1, 7.3** | CHANGED | Also no transfers to software vendors or online AI tools without a license. |
| **5.2** For Sale and Sold signs | **—** | NOT RESTATED | Not addressed. |
| **5.3** Soliciting listings filed with the MLS | **—** | NOT RESTATED | Not addressed. |
| **5.4** Public and private remarks | **2.5.2–2.5.5** | CHANGED | Public remarks add bans on open house info, occupancy status, links, solicitations and concessions. The title-work reference isn't restated. |
| **5.4** Lockbox codes (note) | **5.5** | CHANGED | Written consent is required. |
| **5.4** Short sale disclosure | **2.6.1, 12.23** | CHANGED | Still disclosed when reasonably known. The definition now turns on lienholders agreeing to accept less than owed. |
| **5.5** Confidentiality of MLS information | **7.3, 9.2, 9.6.1** | SAME | No change. |
| **5.6** Accuracy; hold harmless | **2.7.1, 10.9** | CHANGED | Broader indemnification and a limit on MLS Now's liability. |
| **5.7** Comparable and statistical information for non-participating members and government agencies | **13.2** | NOT RESTATED | An NAR mandatory policy in the previous rules; Rule 13.2 incorporates NAR mandatory policies. |
| **Section 6 · Participant as Principal or Purchaser** previous pp. 34–35 · now in new Rule 2.6 | | | |
| **6.1** Participant as principal: disclose any interest | **2.6.3** | SAME | No change. |
| **6.2** Participant as purchaser: disclose in writing before the offer | **—** | NOT RESTATED | Not addressed. |
| **Section 7 · Service Charges** previous pp. 35–37 · now in new Section 11 | | | |
| **7.1–7.2** Application fees and dues | **11.1** | MOVED | Dues and fees are listed in the MLS Now Fee Schedule. |
| **7.1–7.2** Semiannual billing, proration, NSF fee, dues waiver, military cancellation, honorary status, reinstatement | **—** | NOT RESTATED | Not in the rules. |
| **7.2** Participant responsible for affiliated licensees' dues | **11.1** | CHANGED | Now also covers fines. |
| **7.2** REALTOR® participants must keep their board membership | **1.1** | NOT RESTATED | Participation is open to REALTORS® and non-REALTORS®. |
| **7.3** Special assessments and voting | **—** | NOT RESTATED | Not addressed. |
| **Section 8 · Enforcement of Rules or Disputes** previous pp. 37–38 · now in new Section 10 | | | |
| **8.1** Complaints | **10.1** | CHANGED | The complainant's identity can be kept confidential, and MLS Now can appoint a representative complainant. |
| **8.2** Sanctions; appeal to the board's Professional Standards Committee; fines up to $1,000 | **10.2, 10.8** | CHANGED | Sanctions follow the penalty schedule. The board appeal route isn't restated. |
| **8.3** Manipulation of listing data ($500, then $1,000; not waivable) | **10.6** | MOVED | Rule kept; amounts are on the fines schedule. |
| **8.3** Other unethical conduct referred to the member's association | **10.8** | SAME | No change. |
| **8.4** No offers of compensation in the MLS | **6.5** | CHANGED | See Section 1 above. |
| **Section 9 · Penalties** previous pp. 38–40 · now in new Sections 10 and 11 | | | |
| **9.1** Discipline options (warning to termination; fines up to $15,000) | **10.2, 12.20** | CHANGED | Sanction is defined as fines, mandatory education, suspension or termination. Maximums aren't in the rules. |
| **9.1** Probation; hearing after three administrative sanctions a year | **13.2** | NOT RESTATED | An NAR mandatory policy in the previous rules; Rule 13.2 incorporates NAR mandatory policies. |

| Previous rule (05/02/2025) | New rule | Status | What's different |
|---|---|---|---|
| **9.1** Suspension for fees unpaid a month, with 10 days' notice | **11.2** | CHANGED | At least 30 calendar days' notice before suspension. |
| **9.2** Second offenses | — | NOT RESTATED | Not addressed. |
| **9.3** Appeals within 20 days; rules class instead of a penalty | — | NOT RESTATED | Not in the rules. The help center still describes the rules-class option. |
| **9.4** Abuse of notification (fix by 5:00 p.m. the same day) | **10.5** | SAME | No change. |
| **9.5** Failure to make corrections | **2.7.4, 10.7** | CHANGED | Removal and penalties for missed correction deadlines. Advance notice before removal isn't restated. |
| **9.6** Exhaust MLS remedies before suing | **10.8** | SAME | No change. |
| **Section 10 · Ownership of Compilations and Copyrights** previous pp. 41–42 · now in new Sections 8 and 10 | | | |
| **10.1** License to MLS Now; hold harmless | **8.2** | CHANGED | The license now covers use for all of MLS Now's business purposes (it was the compilation and comparables reports). |
| **10.1** DMCA safe-harbor information | **10.3** | CHANGED | Replaced by MLS Now's unauthorized-use procedure: remove the content or show authorization within two business days. |
| **10.2** MLS copyright in the compilation | **8.1** | SAME | No change. |
| **Section 11 · Use of Copyrighted MLS Compilations** previous pp. 42–45 · now in new Sections 7 and 8 | | | |
| **11.1–11.2** Distribution and display | **7.3, 7.6** | SAME | No change. |
| **11.3** Reproduction for prospects, appraisals and valuations | **7.5.2, 7.7** | SAME | No change. |
| **11.3** Non-filtering | **7.5.3** | CHANGED | Adds "suppress or sort." |
| **11.4** One data source (single feed to a designee) | **8.3, 13.2** | CHANGED | Participants can request a RESO-compliant feed of their own listings. The single-feed policy (NAR mandatory) isn't restated; see 13.2. |
| **11.4** Brokerage Back Office (BBO) feed | **13.2** | NOT RESTATED | An NAR mandatory policy in the previous rules; Rule 13.2 incorporates NAR mandatory policies. |
| **Section 12 · Limitations on Use / IDX** previous pp. 45–52 · now in new Section 9 | | | |
| **Intro** Compensation notice, non-filtering, no compensation offers | **6.1, 6.5, 7.5.3** | CHANGED | See Section 1 above. |
| **Intro** Advertising based on MLS statistics: period and source notice | **7.4** | SAME | The notice now reads "Based on information from MLS Now…" |
| **12.1** IDX definitions | **9.1, 12.8** | SAME | No change. |
| **12.2** Participant consent presumed; a participant can opt out of IDX | — | NOT RESTATED | Not addressed. |
| **12.3** Selecting listings by objective criteria | **7.5.3, 9.12.2** | SAME | No change. |
| **12.4** IDX participation; agent sites need the broker's authorization and a signed IDX application | **9.4.1, 9.4.3** | SAME | No change. |
| **12.5, 12.7** Thumbnail display rules; NAR MLS logo icon | **9.5.1** | CHANGED | Logo and thumbnail rules are replaced by attribution rules. |
| **12.6** Listings in the IDX database; seller opt-outs; confidential fields; IDX property types | **9.2, 9.3, 9.6.1** | CHANGED | Address-only opt-out added. The IDX property-type list isn't in the rules. |
| **12.8** "Information Deemed Reliable But Not Guaranteed" disclaimer | **9.5.2** | CHANGED | Four required disclosures. |
| **12.9** Firm name; data-source statement; listing firm contact; partial-database, copyright and virtual-staging statements; 12-hour refresh | **9.4.4, 9.5, 9.9.1** | CHANGED | Firm name on every page; identify the listing and advertising brokers; refresh at least daily. The specific statements aren't required by the rules. |
| **12.10** No modifying others' listings; adding data from other sources | **9.7, 9.8, 7.2** | CHANGED | Limited exceptions: resizing or reformatting, fixing technical errors, permitted badges. |
| **12.11** Fix IDX site violations within 12 hours; correct false added content | **9.9.2, 9.13** | CHANGED | Fix within MLS Now's stated timelines; there's no set 12-hour window. |
| **12.12** Scraping; branding on others' thumbnails | **9.6.3, 9.11.3, 9.14.3** | CHANGED | Commercially reasonable anti-scraping steps (rate limiting, bot detection, HTTPS). Don't present the site as the MLS. |
| **12.13** Third-party vendors; comments and AVMs off on seller request; $1,000 per violation | **9.4.2, 9.9.3, 9.11.2** | CHANGED | Vendors sign MLS Now's data license. The $1,000 amount isn't in the rules. |
| **12.14** Mixing in non-MLS listings | **9.10.1, 9.10.2** | SAME | Label each source and offer a filter for MLS listings. |

| Previous rule (05/02/2025) | New rule | Status | What's different |
|---|---|---|---|
| **12.15** Monitoring and abuse of IDX data | **9.13** | CHANGED | MLS Now may require monitoring code and audit displays. |
| **12.16** Remove IDX data within two business days after leaving | **9.13.2** | CHANGED | Access can be suspended or terminated; the two-day removal deadline isn't restated. |
| **12.17** Sold data display | **9.2, 9.14.4** | CHANGED | Sold prices can't be shown where they aren't public record (stated in the VOW rules). |
| **12.18** No display of expired or withdrawn listings | **9.14.4** | CHANGED | Now stated only in the VOW rules. |
| **12.19** Co-branding: the Participant's logo and contact larger than any third party's | **9.12.1, 9.14.6** | CHANGED | VOW co-branding is presumed fine when the Participant's logo and contact appear alongside every other party's. Ads can't obscure attribution or imply the listing broker's endorsement. |
| **Sections 13 and 14 · Changes to Rules; Arbitration** previous pp. 52–53 · now in new Sections 13 and 10 | | | |
| **13** Changes by majority vote of MLS leadership | **13.1–13.3** | CHANGED | The Board still amends by majority vote. New: staff may issue non-substantive updates, NAR mandatory policies apply automatically, and MLS Now interprets the rules. |
| **14** Arbitration between participants | **10.8** | CHANGED | Non-REALTOR® members are bound to the forum of the REALTOR® Participant through whom they access MLS Now. |
| **Section 15 · Standards of Conduct** previous pp. 53–56 · mostly not restated | | | |
| **15.1–15.18** Exclusive relationships, signs, extending cooperation, solicitation, prospect referral, disclosing relationships, dealing through the client's agent, changing firms | — | NOT RESTATED | Not restated. Ethics complaints against REALTOR® members go to their association (10.8). |
| **15.19** The MLS doesn't fix commissions | **6.1** | SAME | No change. |
| **15.20–15.21** False statements about competitors; firm name and state of licensure on websites | — | NOT RESTATED | Not restated. IDX pages must still show the firm name (9.4.4). |
| **15.22** Truthful advertising: framing, content manipulation, metatags, "free" services | **6.2, 9.7, 9.11.1, 9.12.1** | CHANGED | Carried into the compensation and IDX rules. The metatag rule isn't restated. |
| **Section 16 · Virtual Office Website (VOW)** previous pp. 56–62 · now in new Section 9 | | | |
| **16.1–16.2** VOW definition; affiliated VOW partners | **9.1, 9.4.1, 9.11.2** | CHANGED | Participants can authorize Subscribers to operate displays; vendors work under a written agreement. |
| **16.3** VOW data; no expired, withdrawn or non-public sold prices; listing firm attribution | **9.2, 9.14.4, 9.5.1** | SAME | No change. |
| **16.4** Registrants: name, verified email, unique login | **9.14.1** | SAME | No change. |
| **16.5** Passwords expire on a set date; records kept 180 days | **9.14.5** | CHANGED | Reconfirm or change every 90 calendar days. The record-keeping period isn't restated. |
| **16.6** Registrant info and audit trail after a breach | **9.13.1** | CHANGED | Covered by MLS Now's general audit rights. |
| **16.7, 16.10** Terms of Use: content and limits | **9.14.2** | CHANGED | Terms must prohibit scraping, redistribution and unlawful activity. Other Terms of Use details aren't restated. |
| **16.8** VOW operator's contact information and response duty | — | NOT RESTATED | Not restated. |
| **16.9** Monitoring and security | **9.11.3, 9.14.3** | CHANGED | Adds rate limiting, bot detection and HTTPS. |
| **16.11–16.12** Withholding listings or addresses; keep opt-out forms one year | **9.3** | SAME | No change. |
| **16.13** Comments and AVMs off on seller request | **9.9.3** | SAME | No change. |
| **16.14** Correct false added data within 12 hours | **9.9.2** | CHANGED | Correct or remove it once determined false; no 12-hour clock. |
| **16.15** Refresh every 12 hours | **9.9.1** | CHANGED | At least daily. |
| **16.16** No redistribution of listing information | **9.11.2** | SAME | No change. |
| **16.17** Privacy policy on the VOW | — | NOT RESTATED | Not addressed. |
| **Sections 17 and 18 · Electronic Key Box System; Orientation** previous pp. 62–66 · now in new Sections 5 and 1 | | | |
| **17.1–17.9** Supra eKEY program: eligibility, lending keys, fees, timed access, limiting access, compliance and penalties | **5.4, 5.5** | NOT RESTATED | Not in the rules. Lockbox-code consent (5.5) and physical presence (5.4) apply. |
| **18** Orientation (up to 8 classroom hours) within 30 days; fines, suspension, termination | **1.6** | CHANGED | 30 calendar days. Up to four hours of additional training per 12 months may be required. Missing it can mean suspension and fines until it's done. |

## New in the 2026 rules (no previous counterpart)

| New rule | What it requires |
|---|---|
| **1.1.4** | Clerical users and registered assistants: written agreements, Participant supervision. |
| **1.3** | Participation is personal and can't be transferred. |
| **1.4** | Report changes in affiliation or license status within two business days. |
| **1.5** | No MLS use under a revoked, suspended or restricted license, beyond what a restricted license allows. |
| **1.9** | Rejected applicants get written reasons and can respond and request a hearing. |
| **2.2.3, 4.2.1, 12.19** | PREP status and the Seller PREP Authorization form. |
| **2.2.4** | Check that the property isn't already listed by another broker before submitting. |
| **2.4.4** | Wholesale and one-party listings aren't accepted. |
| **2.5.3** | Public remarks can't include open house info, occupancy status, links, solicitations or concessions. |
| **2.5.6** | New Construction Listing (NCL) designation. |
| **3.3.3–3.3.5** | AI-generated images and renderings; on-image labels; keep originals. |
| **3.4, 7.5** | Written permission to reuse media or creative content from a prior listing. |
| **4.3.3** | The buyer's broker may report a sale the listing broker didn't. |
| **5.2** | Fair housing: remarks and media can't express prohibited preferences; MLS Now may remove content and sanction. |
| **5.3** | A seller's refusal of a written offer that meets the listing terms may be reported to MLS Now. |
| **5.4** | Physical presence during access unless the seller agrees otherwise. |
| **6.6** | Seller-paid concessions from an accepted offer go only in the Closing Comments fields. |
| **7.3, 7.8** | A license is needed to share data with software vendors or AI tools, or to build products with MLS content. |
| **8.3** | A RESO-compliant feed of your own listings, on request. |
| **9.10.3** | No more than 500 current and 500 sold listings per search. |
| **9.12.1** | Lead forms can't misrepresent the operator or imply the advertising broker is the listing broker. |
| **9.13.1** | MLS Now may require monitoring code on IDX and VOW displays. |
| **10.3** | Unauthorized-use notices: remove the content or show authorization within two business days. |
| **10.4** | Abusive conduct toward MLS Now staff is prohibited. |
| **10.9** | A limit on MLS Now's liability (indemnification was already required and is now broader). |
| **10.10** | Internal policies (such as required and confidential fields) that MLS Now won't waive on request. |
| **13.2** | NAR mandatory policies are incorporated automatically. |
| **13.3** | MLS Now may interpret the rules and issue related policies and guidelines. |

**Questions?** Contact the MLS Now Help Desk at help@MLSNow.com or 216-485-4100. Send listing corrections and paperwork to DataIntegrity@MLSNow.com. Full rules: mlsnow.com/rules · Deadlines: MLS Now Deadline Chart · Fines: Fines and Penalties Schedule. This guide summarizes the rules for convenience; the official MLS Now Rules and Regulations (effective 08/03/2026) control.