



BROKERVIP
LUNCHEON EVENT

MIAMI
REALTORS

SEPT 26

FRIDAY

YOUR MLS YOUR CHOICE

UPDATES TO MLS RULES & FORMS
GOING LIVE ON 10.14.25

Antitrust Policy

The MIAMI Association of REALTORS® adheres to a strict policy of compliance with both federal and state antitrust laws. As such, any discussions or activities with potential anti-trust implications, including but not limited to commission price fixing, market allocation, customer allocation, bid rigging, or boycotts, are strictly prohibited. MIAMI REALTORS® strongly endorses a competitive marketplace, ensuring that competitors have the freedom to engage in business without artificial restrictions on competition.

La Asociación de REALTORS® de MIAMI se adhiere a una estricta política de cumplimiento con las leyes antimonopolio federales y estatales. Como tal, cualquier discusión o actividad con posibles implicaciones antimonopolio, las implicaciones, incluyendo pero no limitándose a la fijación de precios de comisiones, la asignación de mercados, la asignación de clientes, la manipulación de ofertas o los boicots, están estrictamente prohibidas. MIAMI REALTORS® apoya firmemente un mercado competitivo asegurándose que competidores tengan la libertad de participar en negocios sin restricciones artificiales a la competencia.



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MiamiRealtors/Facts



MiamiRealtors.com

DISCLAIMER:

This session is only meant to provide education and information on relevant legal topics facing the industry and is not a substitute for legal advice or representation.

MEET THE LEGAL TEAM



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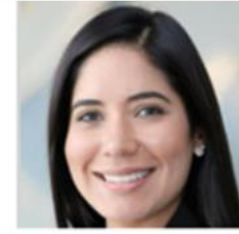
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MEET THE MLS TEAM



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HOW WE GOT HERE

SPOILER ALERTS:

NAR REQUIRED NEW POLICIES
MIAMI IS MAKING MINOR CHANGES
YOUR MLS, YOUR CHOICE!



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MARCH 2025

- NAR announced a new mandatory policy for MLSs
- “Multiple Listing Options for Sellers” (a/k/a “delayed marketing”)
- Deadline to adopt: September 30, 2025

SUMMER 2025

- Survey (anonymous) to all MIAMI members – nearly 3,000 responses!
- One-on-one broker/manager meetings – over 61 scheduled
- Corporate BOD and all BOGs met to contemplate whether to make any changes to the MLS Rules based on member feedback, the consumer experience, legal landscape, and South Florida market

AUGUST 21, 2025

- Corporate BOD approved and adopted minor changes
- Emphasis on transparency and keeping changes to a minimum
- YOUR MLS, YOUR CHOICE

OCTOBER 14, 2025

- Minor changes go live in the MLS - plenty of time to prepare



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YOUR MLS YOUR CHOICE

**SNEAK PEAK OF UPDATES TO MLS RULES & FORMS
GOING LIVE ON 10.14.25**

MLS RULES: SUMMARY OF UPDATES

NO NEW STATUSES

- What MIAMI has satisfies the requirements of NAR's new policy

“ACTIVE - DISPLAY INTERNET N” IS NOT NEW, BUT IT HAS A NEW HOME

- This has always been an option; now has a new home - on the “status” input page on the MLS
- Listing will ONLY be available to ALL MLS Participants/Subscribers within the MLS
- NOT publicly distributed
- Public marketing, showings, and open houses are permitted
- Days on market accrue
- Completely optional; listing brokers and their sellers can determine the level of exposure of the listing and the data
- No mandatory minimum or maximum time a listing has to be in this status; can be moved to “Active - Display Internet Y” at any time

CLARIFICATIONS TO “COMING SOON” STATUS

- Only change – offers may be presented and accepted (status changes MUST be reported within 1 business day of accepting an offer (Rule 4.5))
- Revised Seller Authorization Form: Coming Soon Status (will not require changes to listing agreements)

NO CHANGES TO “OFFICE EXCLUSIVES”

- Last set of changes was August 1, 2024 (effective August 17, 2025); no changes since then
- No entry into the MLS
- Revised Seller Authorization Form: Office Exclusive Listings (disclosure to sellers about the potential risks of opting out from exposure the MLS provides, release)
- Will not require changes to Florida REALTORS listing agreements (but make sure your own listing agreements are in line with the seller's choices)

OTHER UPDATES – WE HEARD YOU!

- Enter listing within 2 days of the *effective date* of a listing agreement
- Cannot share MLS credentials (username, password)
- Sharing of listings through VOW, IDX, and third-party sites may be augmented with information about the properties from other sources to appear on the same search results (sources must be identified). NEW: If listing broker provides contrary written instruction to each third-party aggregator, cannot do this!
- For full outline of changes, go to www.miamirealtors.com/legalupdates

DRAFT:

+ Single Family/Manufactured Homes

MLS Rules Notice

Status

Location Information

General Information

Remarks

Rooms

Additional Information

Financial/Office Information

Status Information

PICK YOUR LISTING STATUS:

Active

Coming Soon



FOR COMING SOON, PICK YOUR GO LIVE DATE:



DISPLAY ON INTERNET?

YES
NO

ACTIVE

"Active" status is used when you are ready to submit your listing to the MLS. It will be assigned a number (MLS #A-). You can pick "Active - Display on Internet Y" or "Active - Display on Internet N".

- **ACTIVE - DISPLAY ON INTERNET Y**

The listing will be available: to ALL MLS Participants/Subscribers within the MLS; on IDX data feeds; via syndication to third-party websites; Virtual Office Websites (VOWs); and, Broker Back Office ("BBO") data feeds.

- **ACTIVE - DISPLAY ON INTERNET N**

This listing will ONLY be available to ALL MLS Participants/Subscribers within the MLS. It will NOT be publicly distributed. Public marketing is permitted.

COMING SOON

"Coming Soon" status is when you and your seller customers want to let buyers and their brokers know that you are preparing the property for sale. Reminders:

- Can be in "Coming Soon" status up to 21 days
- Days on market do not accrue
- No showings
- No open houses
- Public marketing is permitted
- Offers may be presented and accepted
- Status changes MUST be reported to the SEFMLS within 1 business day of accepting an offer
- Seller Authorization Form must be submitted to mls@miamire.com upon listing input - you will get an email with a reminder to do this

USE THE QUICK REFERENCE GUIDE ON "LISTINGS: WHERE DO THEY GO? WHAT ARE THE RULES?"

REFER TO THE MLS RULES FOR COMPLETE DEFINITIONS AND DETAILS.



Save as Incomplete



Validate



Cancel Input



Submit Listing

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RESOURCES

**GET YOUR PHONES READY
FOR THE QR CODES**

MLS RULES: SUMMARY OF UPDATES



[Home](#) > [Advocacy](#) > [Legal Updates & Resources](#)
> YOUR MLS, YOUR CHOICE – MINIMAL UPDATES TO MLS RULES & FORMS GO LIVE ON 10/14

[Hot Topics](#) | [Legal Updates & Resources](#)

YOUR MLS, YOUR CHOICE – MINIMAL UPDATES TO MLS RULES & FORMS GO LIVE ON 10/14

by Evian White De Leon | September 17, 2025

SHARE

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YOUR MLS, YOUR CHOICE – MINIMAL UPDATES TO MLS RULES & FORMS GO LIVE ON 10/14

Posted September 17, 2025

MIAMI Members,

As you know, earlier this year, the National Association of REALTORS® (NAR) adopted a new MLS policy called “[Multiple Listing Options for Sellers](#).” NAR’s stated goal with this new policy is to give sellers more control over when and how their properties are shared publicly through data feeds. Each MLS, including MIAMI Association of REALTORS’ (MIAMI) Southeast Florida Multiple Listing Service (SEFMLS), had to decide if and how this would be implemented.



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NEW REFERENCE GUIDE: “LISTINGS: WHERE DO THEY GO? WHAT ARE THE RULES”

LISTINGS: WHERE DO THEY GO? WHAT ARE THE RULES?



STATUS/ LISTING TYPE	REQUIRE MLS ENTRY	HOW THE LISTINGS GET SHARED						OK TO ADVERTISE	AVM	CONSUMER COMMENTS (BLOGGING)	ADDRESS ON INTERNET	ACCUE DAYS ON MARKET	SHOWINGS	OPEN HOUSES	ACCEPT OFFERS
		PUBLIC DISTRIBUTION		VOW	RBO	WITHIN MLS: PARTICIPANTS & SUBSCRIBERS	PUBLIC MARKETING								
		IDX	SYNDICATION TO THIRD-PARTY SITES												
ACTIVE- INTERNET Y	YES	YES	YES	YES	YES	YES	YES	YES or NO	YES or NO	YES or NO	YES or NO	YES	YES	YES	YES
ACTIVE- INTERNET N	YES	NO	NO	NO	NO	YES	YES	YES or NO	NO	NO	NO	YES	YES	YES	YES
ACTIVE UNDER CONTRACT	N/A	YES or NO	YES or NO	YES	YES	YES	YES	YES or NO	YES or NO	YES or NO	YES or NO	YES	YES	YES	YES (Back Ups)
CANCELED	N/A	NO	NO	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO
CLOSED	N/A	YES or NO	YES or NO	YES	YES	YES	NO	NO	NO	YES or NO	YES or NO	NO	NO	NO	NO
COMING SOON	YES	YES or NO	YES or NO	YES	YES	YES	YES	YES or NO	YES or NO	YES or NO	YES or NO	NO	NO	NO	YES
COMP ONLY SALES	YES	NO	NO	NO	NO	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO
OFFICE EXCLUSIVE	NO	NO	NO	NO	NO	NO	YES	NO	NO	NO	NO	NO	YES	YES	YES
PENDING	NO	YES or NO	YES or NO	YES	YES	YES	YES	YES or NO	NO	YES or NO	YES or NO	NO	NO	NO	NO
TEMPORARILY OFF MARKET	N/A	NO	NO	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO
WITHDRAWN	N/A	NO	NO	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO

REMINDERS:

- ACTIVE (INTERNET N, INTERNET Y) AND COMING SOON LISTINGS MUST BE ENTERED INTO THE MLS WITHIN 2 BUSINESS DAYS OF THE EFFECTIVE DATE OF A LISTING AGREEMENT (RULE 15.1.1).
- ALL STATUS CHANGES MUST BE REPORTED TO THE MLS WITHIN 2 BUSINESS DAYS (RULE 15.2.6), EXCEPT FOR WHEN OWNER ACCEPTS AN OFFER IN COMING SOON, WHICH MUST BE DONE WITHIN 1 BUSINESS DAY OF ACCEPTING AN OFFER (RULE 4.5).
- SELLER AUTHORIZATION FORM REQUIRED FOR "COMING SOON" (RULE 4.5) AND "OFFICE EXCLUSIVE" (RULE 6.6) LISTINGS.
- COMP ONLY SALES (RULE 4.6) ARE ENTERED INTO THE MLS BY THE MLS.
- "PUBLIC MARKETING" AND "OK TO ADVERTISE" ARE DIFFERENT! "PUBLIC MARKETING" (RULE 3.17) includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites (including but not limited to social media), brokerage website displays (including IDX and syndication to third-party websites), digital communications marketing (e.g. email blasts), multi-brokerage listing sharing networks or multi-brokerage communications, and applications available to the general public.
- "OK TO ADVERTISE" (RULE 15.5), if selected, allows others to display listings that are not their own outside of data feeds.

Last Updated September 15, 2025



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MORE EDUCATION

- **OCTOBER 1, 1:00 – 2:00 PM (ENGLISH)**
- **OCTOBER 1, 3:30 – 4:30 PM (SPANISH)**
- **OCTOBER 2, 2:00 – 3:00 PM (ENGLISH)**
- **OCTOBER 2, 3:30 – 4:30 PM (SPANISH)**
- **OCTOBER 10, 2:00 – 3:00 PM (ENGLISH)**
- **OCTOBER 10, 3:30 – 4:40 PM (SPANISH)**
- **OCTOBER 16, 10:00 – 11:00 AM (ENGLISH)**
- **OCTOBER 16, 11:30 AM – 12:30 PM (SPANISH)**



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MLS RULES



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LEGAL UPDATES IN REAL TIME

JOIN THE LEGAL WHATSAPP GROUP:





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ASK MLS!

MIAMIREALTORS.COM/MLS

MLS@MIAMIRE.COM

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