

YOUR CHOICE

UPDATES TO MLS RULES & FORMS GOING LIVE ON 10.14.25

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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.



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MEET THE MLS TEAM



HOW WE GOT HERE

SPOILER ALERTS:

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

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



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

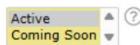
Rooms

Additional Information

Financial/Office Information

Status Information

PICK YOUR LISTING STATUS:



ACTIVE

"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

FOR COMING SOON, PICK YOUR GO LIVE DATE: is permitted.



DISPLAY ON INTERNET?

YES

NO



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.













BROKER LUNCHEON EVENT SEPT 26

REVISED FORMS: SELLER AUTHORIZATION FORMS

SELLER AUTHORIZATION FORM: COMING SOON STATUS

EMAIL A COMPLETED COPY TO COMINGSOON@MIAMIRE.COM

If a Seller (who is an owner or owners of real property that are selling or leasing their properties) decides to place a listing in "Coming Soon" status, the Listing Broker must submit this Seller Authorization Form ("Form") to SEFMLS within 2 business days of the effective date of the listing agreement.

LISTING INFORMATION: PROPERTY ADDRESS: LISTING AGREEMENT EFFECTIVE DATE: LISTING AGREEMENT TERMINATION DATE:

ML#:

SELLER INITIALS	BROKER INITIALS	
		No agreement of sale or lease is currently in effect -OR- while a listing agreement has been executed the above-referenced listing has not yet been on the market but will be on the market soon.
		The above-referenced property may be in "Coming Soon" status up to 21 days.
		Days on market do not accrue in "Coming Soon" status.
		Offers may be presented while in "Coming Soon" status.
	_	Offers may be accepted while in "Coming Soon" status; however, all status changes must be reported to the SEFMLS within 1 business day that the offer is accepted.
-		Public Marketing (Rule 3,77) is permitted.
	_	Showings are not permitted in "Coming Soon" status.
		Open houses are not permitted in "Corning Soon" status.
		The "Coming Soon" status is optional, and it is the Listing Broker's and Seller's unilateral and independent business decision to use it. The Listing Broker and Seller hold harmless and release MIAM REALTORS® and the SEFMLS from any liability regarding a listing in "Coming Soon" status.
		Using the "Coming Soon" status may have potential impacts on a Seller's sale, lease, or other transaction. The Seller understands the benefits of the SEFMLS they may be waiving or delaying with a listing in "Coming Soon" status, such as troad and immediate exposure of their listing outside of the SEFMLS and delays in open houses and showings.
		Listing Broker and Seller understand and acknowledge that the Seller may, at any time, instruct their Listing Broker to enter their listing into the SEFMLS as an "Active" listing.

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MIAMI-11: Seller Authorization Form (Coming Soon Status)

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SELLER AUTHORIZATION FORM: OFFICE EXCLUSIVE LISTINGS

EMAIL A COMPLETED COPY TO MLS#MIAMIRE.COM

Many third-party websites and services get their information from MIAMI Association of REALTORS*9, Inc.'s MIAMI REALTORS*9 Southeast Florida Multiple Listing Service ("SEFMLS"). This is sometimes referred to as the "M.K" or "multiple listing service." This form, however, instructs the Listing Broker not to publicly distribute the Seller's property information outside of the SEFML's

If a Seller (who is an owner or owners of real property that are selling or leasing their properties) decides NOT to publicly distribute the Seller's property information outside of the SEFMLS, the Listing Broker must submit this Seller Authorization Form ("Form") to SEFMLS within 2 business days of the effective detent of the listing noncement.

LISTING INFORMATION:

PROPERTY ADDRESS: LISTING AGREEMENT EFFECTIVE DATE: LISTING AGREEMENT TERMINATION DATE:

BY SIGNING THIS FORM, THE SELLER ACKNOWLEDGES AND REPRESENTS:

SELLER'S INITIALS:

The Seller wants the Listing Broker to restrict and/or delay marketing of their listing and understands that they need to sign this Form because this limits broad access to information and, as a result, may affect the sale price. Specifically, the Seller's property (and the terms and conditions under which the Seller is offering the property for sale or lease) will not be displayed on the SEFMLS, internet platforms, or third-party websites that are used by the general public to search for property is fistings.

The Seller understands that, if they choose to delay or not to promote their home for sale or lease on the SERMLS on an impartial basis to the area's real estate brokers/agents, homebuyers, and/or tenants for any period of time. then the Seller understands and accepts the risks that their home may take longer to sell or rent; it may impact the sale/lease price; and/or, the reduction in exposure of the Seller's property may negatively impact the Seller's ability to sell or lease their property at terms favorable to the Seller. The Seller holds harmless and releases MIAMI REALTORS® and the SERMLS from any liability regarding the same.

The Seller understands that MIAMI REALTORS® has thousands of members who are also SEFMLS Participants and/or Subscribers. The Seller further understands that MIAMI REALTORS® and SEFMLS have data sharing agreements with other multiple listing services around the country, and wordt, that provide additional exposure for listings in the SEFMLS that are publicly distributed. The Seller is knowingly waiving this benefit – broad and immediate exposure of their listing through the SEFMLS and by extension third-party websites and services – and holds MIAMI REALTORS® and SEFMLS harmless for the same.

The Seller understands that most proporties in the area are marketed through MIAMI REALTORS® SEFMLS service, which enables homeowners, buyers, and renters an equal opportunity to access up-to-date information about properties for sale and rent. The Seller further understands that by delaying or not marketing the Isting in the SEFMLS, other real estate licensees representing prospective buyers and tenants may not be aware that the Seller's property is available for sale or lease.

The Seiler understands that delaying and/or not allowing MIAMI REALTORS® and SEFMLS to distribute their property's information to other brokers and the public may substantially reduce the number of local, national, and foreign potential buyers/renters and real estate brokers/agents who can learn about the property.

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MIAMI-10: Seller Authorization Form (Office Exclusive Listings)
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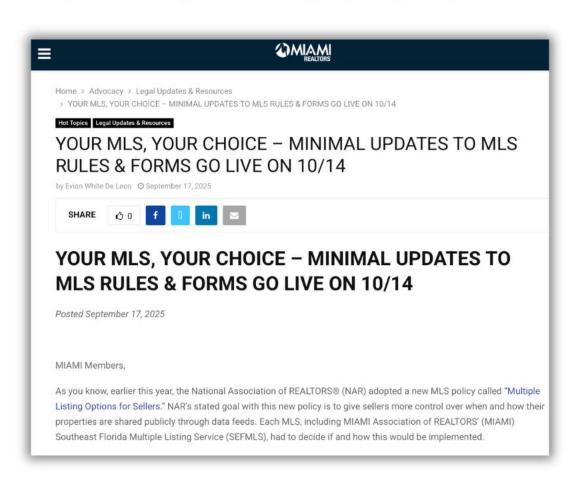




RESOURCES

GET YOUR PHONES READY FOR THE QR CODES

MLS RULES: SUMMARY OF UPDATES







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													
		PUBLIC DISTRIBUTION		VOW	BBO	WITHIN MLS:	PUBLIC	OKTO	AVM	CONSUMER	ADDRESS ON	ACCRUE DAYS	SHOWINGS	OPEN HOUSES	ACCEPT OFFERS
		IDX	SYNDICATION TO THIRD-PARTY SITES			PARTICIPANTS & Subscribers	MARKETING	ADVERTISE		COMMENTS (BLOGGING)	INTERNET	ON MARKET			
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	HO	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 LISTING MIGS REFORED INTO THE MIS WITHIN 2 RUSINESS DAYS OF THE EFFECTIVE DATE OF A LISTING AGREEMENT JOHLE 15.10.
- All status changes must be reported to the MIS within 2 rusiness days (rule 15.2.6). Except for when owner accepts an offer in coming soon. Which must be done within 1 rusiness day of accepting an offer irule 4.5).
- SELLED AUTHODIZATION FORM DECILIDED FOR "COMING SOON" (PULLE 4.5) AND "OFFICE EXCLUSIVE" (PULLE 6.6) LISTING
- COMP ONLY SALES (RULE 4.6) ARE ENTERED INTO THE MLS BY THE MI
- "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).





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)





MLS RULES





LEGAL UPDATES IN REAL TIME

JOIN THE LEGAL WHATSAPP GROUP:





ASK MLS!

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