

## CHANGES COMING TO THE CODE OF ETHICS & MLS RULES IN 2026

As a result of the National Association of REALTORS® Board of Directors and Delegate Body meetings at NAR NXT in November 2025, [board members approved various recommendations](#). Of note – there will be changes coming to the NAR Code of Ethics and the MLS Rules in January of 2026.

### CHANGES TO THE CODE OF ETHICS – JANUARY 1, 2026

ARTICLE -or- SOP	STATUS	WHAT IS CHANGING
Article 7	AMENDED	Will clarify that there is no obligation to disclose the contents of a buyer-broker agreement to sellers or their brokers.
Standard of Practice 3-4	DELETED	The SOP's requirement to disclose a variable rate commission was tied to offers of compensation in the MLS. There is no compensation in the MLS. The SOP was deleted to align with changes required by the NAR settlement agreement.
Standard of Practice 17-4	AMENDED	Compensation awarded in arbitration may not exceed the amount in the written buyer agreement.

### UPDATES TO THE MLS RULES – EARLY 2026

NAR [approved updates](#) to the [NAR Handbook on Multiple Listing Policy](#) (“MLS Handbook”) during NAR NXT in November 2025. Below is a summary of those updates, which will take effect on January 1, 2026. MIAMI REALTORS® will announce when and how its [MLS Rules](#) are updated in early 2026.

POLICY STATEMENTS	WHAT WAS THIS?	HOW DOES THIS IMPACT MIAMI REALTORS®?
<b>7.25, 7.55, and 7.7</b>	When individuals would request access to the MLS without REALTOR® membership, NAR provided a procedure for that (except for those MLSs and REALTOR® associations in Florida, Georgia, Alabama, and California).	Nothing changes for MIAMI REALTORS®. Since 1991, Florida, Georgia, and Alabama have allowed non-REALTOR® members access to the MLS (also known as “Thompson Brokers”). This was because of the decision in the case <i>Thompson v. Metropolitan Multi-List, Inc.</i> , 934 F.2d 1566, 1580 (11th Cir. 1991). Other REALTOR® associations will continue to make unilateral and independent business decisions about whether they permit non-REALTOR® members access to the MLS. Note that since 1976, California has also allowed non-REALTOR® members access to the MLS as “Palsson Brokers” because of the court case, <i>Marin County Board of Realtors, Inc. v. Palsson</i> , 16 Cal. 3d 920, 549 P.2d 833, 130 Cal. Rptr. 1 (1976). This is not a new concept.
<b>7.26</b>	Orientation was required for access to a commercial MLS.	This is under review by MIAMI REALTORS®.
<b>7.38 and 7.92</b>	Orientation was required for participation in the MLS, with or without REALTOR® membership.	These are under review by MIAMI REALTORS®.
<b>7.54</b>	Names of MLSs should relate to the area served.	No changes.
<b>7.42</b>	This statement dealt with the service areas of multiple listing services, which were not limited to the jurisdiction of the parent REALTOR® associations; NAR encouraged associations to establish MLSs that encompassed natural market areas.	No changes.
<b>7.19 and 7.20</b>	Addressed agreements and cooperative ventures between MLSs (7.19) and other types of agreements, like regionalization agreements and cooperative relationships (7.20).	No changes.
<b>7.87</b>	Transmittal of listings to aggregators.	No changes. This clarifies that policies around transmitting MLS listing data to third-party aggregators or displaying it on public websites are local decisions, not NAR's.
<b>7.47</b>	Centralized key repositories (storage).	No changes.
<b>7.62</b>	Except where required by law, NAR did not permit open listings in the MLS.	This is under review by MIAMI REALTORS®. Currently, open listings are not permitted in the MIAMI REALTORS® MLS.
<b>7.71 and 7.73</b>	This dealt with the presentation of offers for listing brokers (7.71) and cooperating brokers (7.73), consistent with the Code of Ethics Standard of Practice 1-6.	No changes. This can continue to be enforced through the NAR Code of Ethics Standard of Practice 1-6: REALTORS® shall submit offers and counter-offers objectively and as quickly as possible.
<b>7.89</b>	Fines for MLS violations were limited to \$15,000.	This is under review by MIAMI REALTORS®.
<b>Section 5</b>	Disciplinary guidelines for MLS violations.	Disciplinary guidelines were repealed. Each MLS is to determine the disciplinary actions and fine amounts that are reasonable and appropriate for their marketplace. This is under review by MIAMI REALTORS®.
<b>7.58</b>	There was an optional provision regarding IDX displays for non-member brokers or firms.	No changes.