

RMLS™ Rules Roundup for August 2020



The RMLS™ Rules and Regulations Committee has requested that periodic reports are given to subscribers about the number and types of formal rules violations, along with information about informal violations and courtesy notifications by type. Read ["If a RMLS™ Rule is Broken, What Happens?"](#) for a deeper explanation.

Have you ever spotted something wrong in a property listing on RMLSweb? The Data Accuracy team is responsible for sorting things out whenever a RMLS™ subscriber contacts us—whether that is via the “Report Issue” button on a listing, by email, or contacting us directly by phone.

We tracked 32 specific issues in Listing Data Checker (LDC),

the software that helps us spot and correct issues proactively. Six of these are courtesy notifications, but the other 26 are informal violations of the RMLS™ Rules and Regulations. In addition to our focus on education, we also process formal violations throughout the year.

HOT TOPICS

Property Condition (previously known as Year Built Description) saw a spike in violations last month. As a reminder, the Property Condition needs to be changed to “New” on a new construction property before it is updated to sold (SLD) status. Making sure that the Property Condition is up to date throughout the construction and selling process will help to ensure that the listing data is accurate. Further, it will make the post close process as smooth as it can be.

TIP: Prior to scheduling a showing, it’s important to double check the listing for any special showing accommodation requests or notes from the seller(s) and/or Seller’s Agent. Be safe out there!

FORMAL VIOLATIONS

The [RMLS™ Rules and Regulations Committee](#) reviews all [formal complaints](#) which allege a violation of the [RMLS™ Rules and Regulations](#). The committee has the power to impose sanctions.

The committee did not meet in August 2020 as there were no cases to review.

INFORMAL VIOLATIONS

In August 2020, RMLS™ Data Accuracy staff reviewed 31,594 listings in addition to the 476 notices sent through “Report Issue” button on RMLSweb. Of the items reviewed, 1,241 violation notices and 2,196 courtesy notices were sent out. In addition our team handled 419 phone calls.

Category	August
Missing Tax ID	390
Incorrect or Missing Information	159
Personal Promotion	131
Missing School	77
Missing Owner Name	71
No Showings	70
Property Condition	66
Duplicate Listing	44
Incorrect Status	44
Incorrect First Photo	44
Conditions to Compensation	26
Is Property a Condo	26
Incorrect Property Type	24
Listing Input in Incorrect MLS area	15
Duplicate Listing in Different Categories	14
Inaccurate Lot Size	12
Partial Bathrooms 5+	9
Address Issues	6
City Unknown	5
Missing Condo Unit Number	3

HUD	3
Remarks Incorrectly Indicate Short Sale	1
Missing SQFT by Level	1

The following are the courtesy notifications sent to RMLS™ subscribers in August 2020:

Category	August
Listing is Set to Expire	983
Multiple Owner Names in First Field	585
Listing Still Pending	496
New Listing Input Over 24 Hours	127
Listing Status Change over 24 Hours	5

When we notice an uptick in a specific type of violation (perhaps a rule recently changed or market conditions lead to an increase in a certain type of issue), we may also put a notification up on RMLSweb, educating subscribers before one of their listings gets flagged and we need to contact them.

[RMLS™ Data Accuracy](#) can be reached via email or by phone at (503) 236-7657 if you have questions about the RMLS™ Rules and Regulations, if you wonder whether a specific listing has inaccurate data, or if you want to chat with us more about the above information.