

RMLS Rules Roundup for February 2021



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 an 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 an RMLS subscriber contacts us – whether that is via the “Report Issue” button on a listing, through email, or directly by phone.

We track 34 specific issues in Listing Data Checker (LDC), the

software that helps us spot and correct issues proactively. Eight 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

Spring time offers the chance to take great photos of your listings. As the season approaches, it's important to remember that photographs aren't just a terrific option to market homes – they're required! Per RMLS Rules and Regulations section 3.8:

At the time of publication, listings submitted to RMLS are required to have one (1) photograph of the exterior building view, except for bare land, which must have a photograph of the land. If the seller does not wish to have a photograph published, a Photograph Omission Form or equivalent document signed by the seller is required and must be submitted to RMLS within 24 hours of listing publication.

Another item that Buyer's Agents should keep in mind is that you can request confirmation that your offer was presented. RMLS Rules and Regulations section 8.3 says:

Where the Cooperating Broker is not present during the presentation of the offer, the Cooperating Broker can request in writing, and the Listing Broker must provide, as soon as practical, written affirmation stating that the offer has been submitted to the seller, or written notification that the seller has waived the obligation to have the offer presented.

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 review any cases in February 2021.

INFORMAL VIOLATIONS

In February 2021, the RMLS Data Accuracy staff reviewed 23,447 listings in addition to the 444 notices sent through the "Report Issue" button on RMLSweb. Of the items reviewed, 1,161 violation notices and 1,243 courtesy notices were sent out. In addition our team handled 303 phone calls.

Category	February
Missing Tax ID	447
Incorrect or Missing Information	140
Personal Promotion	115
Missing School	78
No Showings	68
Missing Owner Name	40

Incorrect Status	38
Incorrect Property Type	38
Property Condition	37
Conditions to Compensation	31
Duplicate Listing	22
Incorrect First Photo	17
Listing Input in Incorrect MLS area	15
Address Issues	13
Inaccurate Lot Size	10
Duplicate Listing in Different Categories	5
HUD	5
Partial Bathrooms 5+	2
City Unknown	1
Missing Condo Unit Number	1
Not a Short Sale	1

The following are the courtesy notifications sent to RMLS subscribers in February 2021:

Category	February
Listing is Set to Expire	539
Listing Still Pending	405
Multiple Owner Names in First Field	212
New Listing Input Over 24 Hours	72
Listing Status Changed from PEN to SLD > 24 hours	12

When we notice an uptick in a specific type of violation (perhaps a rule recently changed or market conditions leading to an increase in a certain type of issue), we may also put a

notification up on RMLS*web*, 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 RMLS Rules and Regulations or the data accuracy of specific listings, or simply want to chat with us more about the above information.