

RMLS Rules Roundup for April 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

Recently we've received quite a few notifications regarding incorrect or missing schools. You may have noticed that some of the school names you are used to seeing are now missing from RMLSweb. Recently several school districts have gone through a renaming process, with some schools changing names multiple times.

If you don't see a school that you think should be on the list and want to know whether the school is missing or has a new name, here's what to do: First, double check the area for your listing. It can be easy to be looking in the wrong area if the listing is near a county line or area boundary.

Next, check the local school district's website for updated information. If you're still not sure, you can always contact our Data Accuracy department at 503.395.1916 and we will help you determine what the new name of the school is.

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 April 2021.

INFORMAL VIOLATIONS

In April 2021, the RMLS Data Accuracy staff reviewed 31,851 listings in addition to the 574 notices sent through the “Report Issue” button on RMLSweb. Of the items reviewed, 1,327 violation notices and 1,564 courtesy notices were sent out. In addition our team handled 378 phone calls.

Category	April
Missing Tax ID	423
Missing School	157
Incorrect or Missing Information	127
No Showings	94
Duplicate Listing	92
Personal Promotion	86
Missing Owner Name	55
Property Condition	50
Incorrect Status	41
Is Property a Condo	38
Incorrect First Photo	36
Incorrect Property Type	33
Inaccurate Lot Size	23
Conditions to Compensation	13
Listing Input in Incorrect MLS area	12
Missing Condo Unit Number	12
Partial Bathrooms 5+	11
City Unknown	7

HUD	5
Missing SQFT by Level	4
Address Issues	4
Duplicate Listing in Different Categories	3
Is Listing a Short Sale	1

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

Category	April
Listing Still Pending	632
Listing is Set to Expire	447
Multiple Owner Names in First Field	272
Listing Status Changed from PEN to SLD > 24 hours	104
New Listing Input Over 24 Hours	81
Listing Still in OMS, Public Records Indicate SLD	28

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