

RMLS Rules Roundup for June 2021



The Rules Roundup provides a monthly accounting of RMLS rules violations and courtesy notifications. Our Data Accuracy team manages all reports of property listing errors, tracking 34 specific issues outlined in the RMLS Rules and Regulations, and is responsible for addressing subscriber questions and concerns regarding listing accuracy whether those are submitted via the “Report Issue” button on a listing, through email, or by phone. When there are increases in specific violation types, we often place notifications on RMLSweb in order to alert subscribers so that they can avoid violations.

JUNE HIGHLIGHTS

We are seeing a greater number of listings that are being

entered and not able to be shown right away. As a reminder, if a listing has been entered into RMLS it must be available for showing unless it meets criteria laid out in rule 3.27 of the RMLS Rules and Regulations:

Availability for Showing. *With the exception of Commercial Lease, Auction, and Coming Soon-No Showing listings, all active listings shall be available for showing immediately upon entry into the RMLS system, excluding listings which require all offers to be made contingent on interior inspection. Listings cannot restrict showing until a future date.*

Though there may be valid reasons for your client to restrict showings, such as a renter occupying the property or the property being unsafe, but in cases like this agents should add a statement to the listing remarks that explains that all offers are contingent upon an interior inspection. It may be helpful to provide a brief explanation as to why showings are unavailable. If a home is simply not ready to be shown but you want to let people know it will be available soon then publishing as Coming Soon-No Showing (CSN) would be appropriate. This allows other RMLS subscribers the chance to know about your listing so that they can share it with their clients while still affording your client up to 21 days to finish getting their home ready for showings.

It is also important to follow the showing instructions. As listing volume increases with the sunny weather, it can be easy to get excited and not double check the instructions before taking a client into a listing.

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 reviewed one case in June 2021 that resulted in a fine of \$250.00.

- 5.1.1 – *Unauthorized use of lockbox system*: A Buyer's Agent did not follow showing instructions.

INFORMAL VIOLATIONS & COURTESY NOTICES

In June 2021, the RMLS Data Accuracy staff reviewed 35,446 listings in addition to the 505 notices sent through the "Report Issue" button on RMLSweb. Of the items reviewed, 1,380 violation notices and 2,065 courtesy notices were sent out. In addition, our team handled 515 phone calls.

Category	June
Missing Tax ID	350
Personal Promotion	183
Missing School	182
Incorrect or Missing Information	143
No Showings	133
Duplicate Listing	69
Missing Owner Name	48
Incorrect Status	41
Incorrect First Photo	40
Property Condition	39

Incorrect Property Type	38
Is Property a Condo	36
Listing Input in Incorrect MLS area	18
Inaccurate Lot Size	14
Conditions to Compensation	13
Address Issues	9
Missing Condo Unit Number	7
Partial Bathrooms 5+	7
Duplicate Listing in Different Categories	6
City Unknown	2
HUD	2

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

Category	June
Listing Still Pending	661
Listing is Set to Expire	558
Multiple Owner Names in First Field	354
Listing Status Changed from PEN to SLD > 24 hours	331
Listing Still in OMS, Public Records Indicate SLD	90
New Listing Input Over 24 Hours	71

Questions about RMLS Rules and Regulations or the accuracy of specific listings can be directed to the RMLS Data Accuracy department at dataaccuracy@rmls.com or 503.395.1916.