

# RMLS Rules Roundup for August 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.*

## **AUGUST HIGHLIGHTS**

When entering a residential listing, it is important to make

sure that the correct property type is listed. There can be some confusion about what the property type should be for a listing. Fortunately, we have a handy document that defines property types that you can bookmark in case you need it.

## Residential Property Types

The following Property Types are available for your selection on listings in the Residential Property Category.

Type	Abbreviation	Description
<b>Attached</b>	<b>ATTACHD</b>	An element of the residence's construction (such as a wall, ceiling, or floor) is shared with another property. Condominiums excluded.
<b>Condominium</b>	<b>CONDO</b>	An attached or stand-alone residence for which the owner has title to the space inside the unit and shares common spaces with other unit owners in accordance with specified legal guidelines.
<b>Co-op Housing</b>	<b>CO-OPHS</b>	A housing cooperative, or co-op, is a legal entity, usually a cooperative or a corporation, which owns real estate consisting of one or more residential buildings.
<b>Detached</b>	<b>DETACHD</b>	A stand-alone residence, excluding manufactured homes, for which the sale includes the land on which the residence is located.
<b>Floating Home</b>	<b>FLTHOME</b>	A flatbottom boat that is designed and equipped for use as a dwelling.
<b>In-Park</b>	<b>IN-PARK</b>	A manufactured home for which the land is not included in the sale.
<b>Partial Ownership</b>	<b>PARTOWN</b>	A share in the ownership of a residence, with the shares typically apportioned for specific periods of time. Only certain deeded time shares are eligible for being listed. Specifically, undeeded time shares and/or time shares that include management company contracts cannot be listed with RMLS™*.
<b>Planned Community</b>	<b>PLNCOMM</b>	Previously known as a Planned Unit Development (PUD). The Planned Community is a designed grouping of varied and compatible land uses, such as housing, recreation, commercial centers, and industrial parks, all within one contained development or subdivision. Unlike in a condominium, individual property owners own the land underneath their homes.
<b>Manufactured Home</b>	<b>RES-MFG</b>	A manufactured home for which the sale includes the land on which the residence is located.

## 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 August 2021.

## INFORMAL VIOLATIONS & COURTESY NOTICES

In August 2021, the RMLS Data Accuracy staff reviewed 31,260 listings in addition to the 490 notices sent through the "Report Issue" button on RMLSweb. Of the items reviewed, 1,275 violation notices and 2,018 courtesy notices were sent out. In addition, our team handled 416 phone calls.

Category	August
Missing Tax ID	434
Personal Promotion	148
Missing School	124
Incorrect or Missing Information	122
No Showings	65
Missing Owner Name	58
Duplicate Listing	56
Incorrect Status	43
Property Condition	37
Incorrect First Photo	32
Incorrect Property Type	30

Conditions to Compensation	29
Is Property a Condo	27
Listing Input in Incorrect MLS area	17
Partial Bathrooms 5+	14
Missing Condo Unit Number	10
HUD	9
Inaccurate Lot Size	8
Address Issues	8
City Unknown	3
Duplicate Listing in Different Categories	1

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

Category	August
Listing Still Pending	631
Listing is Set to Expire	548
Multiple Owner Names in First Field	360
Listing Status Changed from PEN to SLD > 24 hours	320
New Listing Input Over 24 Hours	90
Listing Still in OMS, Public Records Indicate SLD	69

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](mailto:dataaccuracy@rmls.com) or 503.395.1916.