RMLS™ Rules Roundup for November 2019
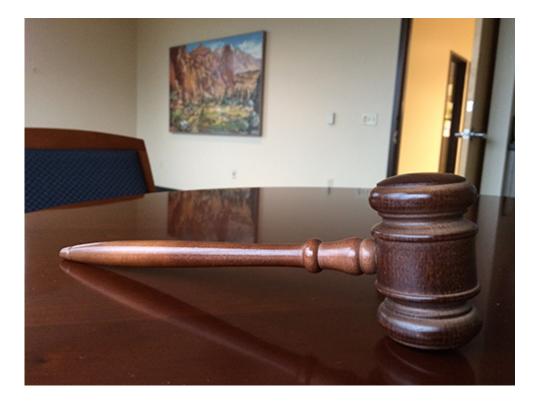

The RMLS™ Rules and Regulations Committee has requested that periodic reports are given to subscribers about the number and types of formal rules violations, along with information about informal violations and courtesy notifications by type. Read "If a RMLS™ Rule is Broken, What Happens?" for a deeper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

Have you ever spotted something wrong in a property listing on RMLS*web*? 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. In November 2019 our team handled 205 phone calls.

We track 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 24 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

This fall we have heard some concerns regarding buyers agents potentially giving out SentriLock codes when they are unable to be present at a showing. As a reminder this is a violation and it is never okay for a buyers agent to give a lockbox code to anyone for any reason. If you are unable to be present with your buyer please arrange for someone else to show the property or reschedule the showing.

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 formal violations in November as they did not meet.

INFORMAL VIOLATIONS

In November 2019, RMLS™ Data Accuracy staff reviewed 27,010 listings in addition to the 405 notices sent through "Report

Issue" button on RMLS*web.* Of the items reviewed, 1,029 violation notices and 1,774 courtesy notices were sent out.

Category	November
Missing Tax ID	416
Personal Promotion	127
Incorrect or Missing Information	82
Year Built Description	77
Duplicate Listing	63
Missing School	57
Missing Owner Name	56
No Showings	35
Missing Condo Unit Number	26
Is Property a Condo	19
Missing or Incorrect 1st Photo	17
Listing Input in Incorrect MLS area	15
Conditions to Compensation	12
Duplicate Listing in Different Categories	9
Inaccurate Lot Size	7
HUD	3
City Unknown	2
Duplicate Listing Different Agent	1
Is Listing a Short Sale	1

Following are the courtesy notifications sent to RMLS™ subscribers in November 2019:

Category	November

Listing is Set to Expire	1,066
Listing Still Pending	336
Multiple Owner Names in First Field	282
New Listing Input Over 24 Hours	90

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 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 ever 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.