



# NAR Mandated Changes

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Dear PAR MLS User:

The National Association of REALTORS® recently updated their MLS policy with some nationally mandated rule changes. The following changes will go into effect March 1, 2022.

## New MLS Policy Statement 8.4 – Services Advertised as “FREE”:

*“MLS Participants and Subscribers must not represent that their brokerage services to a client or customer are free or available at no cost to their clients, unless the Participant or Subscriber will receive no financial compensation from any source for those services.”*

**What this means:** Realtors® and other MLS participants and subscribers cannot say “we work for free” or “we don’t charge for our services” unless They actually won’t receive any compensation at all for all services provided. Similar language is being added to Standard of Practice, Article 12.

This policy has been added to the PAR MLS Rules and Regulations in section 4.5 and falls under the Major Violations category. If this rule is violated, the participant will be issued a \$300 fine.

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## New MLS Policy Statement 8.5 – Prohibition on Filtering out Listings:

*“MLS Participants and Subscribers must not, and MLSs must not enable the ability to, filter out or restrict MLS listings that are searchable by and displayed to consumers based on the level of compensation offered to the cooperating broker or the name of a brokerage or agent.”*

**What this means:** A participant or subscriber who compiles a set of listings to present to clients or customers will no longer be able to filter those listings based on compensation or the name of the brokerage or agent.

To be in compliance with this mandate, the ability to search by commission has been removed from Paragon. The ability to search by List Agent, List Office and List Team will be temporarily suspended in Paragon until Black Knight is able to implement an update that will keep a user from saving a search (with the prohibited fields) to a client. This update is expected to be implemented by Black Knight mid-April 2022.



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## New MLS Policy Statement 8.8 – Requiring Disclosure of Buyer Agent Compensation:

*“MLSs must include the listing broker’s offer of compensation for each active listing displayed on its consumer-facing website(s) and in MLS data feeds provided to participants and subscribers and must permit MLS participants or subscribers to share such information through IDX and VOW displays or through any other form or format provided to clients and consumers. The information about the offer of compensation must be accompanied by a disclaimer stating that the offer is made only to participants of the MLS where the listing is filed.”*

**What this means:** The offer of compensation will now be displayed on all MLS public-facing websites for consumers to view. Should a participant or subscriber wish to display this on their IDX display or VOW, they also have that option.

While this is mandated for all public MLS run websites, brokers and agents have the option to add it to their IDX display website. Vendors have been notified to only include the commission fields if the client has requested them to be displayed. You will see these fields in Collaboration Centers for your clients as well as on all client reports from Paragon, along with the following disclosure:

*The buyer agent compensation offered only applies to participants and data share participants of the Pensacola Association of REALTORS® Multiple Listing Service.*

There will be additional NAR mandates that will be placed within our system on or before September 1, 2022, regarding broker attribution and a broker one data source. The PAR MLS Department will keep you updated on these mandates as we learn more about them through our vendor, Black Knight.

If you have any questions regarding these changes, please contact the PAR MLS Department at 850-434-5507 or [mls@pensacolarealtors.org](mailto:mls@pensacolarealtors.org).

Thank you,

MLS Department  
Pensacola Association of REALTORS®