

# PAR Multiple Listing Service 2024 Rules & Regs Update

## September 2023

### Section 1.2.2: Property Description

The Property Description field within Paragon should contain only the physical attributes of the property and should exclude such language as; address (house number and street), “Call...” any name, listing agent or phone number, directions to the property or showing instructions, website addresses or email addresses, HTML coding or Java Script, Builder’s names and seller concessions/special offers. Agents must disclose direct interest in a property.

## March 2024

### Section 1.2.2: Property Description

The Property Description field within the PAR MLS shall **NOT** contain such language as:

- Listing Agent/Broker Name, Team Name, or any Contact Name.
- Any Contact Information.
- Website(s), Links(s), or QR Codes(s).
- Builder’s Name.
- Showing Instructions.
- Seller concessions/special offers **with** monetary financial (\$,%) value information included.

**NOTE:** Listing Brokers/Agents or Administrative Assistants should avoid any terminology that violates HUD’s Fair Housing Policy. The Pensacola Association of REALTORS and PAR MLS are not responsible for any Fair Housing Violation created by any Listing Brokers/Agents or Administrative Assistants. The responsibility of complying with HUD’s Fair Housing Policy remains solely with the Listing Broker/Agent or Administrative Assistant.

## Reason for Change

To clearly state what is **NOT** allowed to be entered into this syndicating field with a hard limit character count, while ensuring that PAR or PAR MLS is not responsible for any HUD Fair Housing violations.

# PAR Multiple Listing Service 2024 Rules & Regs Update

September 2023	March 2024	Reason for Change
<p>Section 1.5: Withdrawal of Listing Prior to Expiration</p> <p>...Listings that change from a Withdrawn status to an Active status within 30 days and...</p>	<p>Section 1.5: Withdrawal of Listing Prior to Expiration</p> <p>Listings Cannot be withdrawn and left in the MLS under a Withdrawn status while the same property is entered into the MLS with the same brokerage as a new listing within 30 days. Listings that change from a Withdrawn status to an Active status within 30 days and...</p>	<p>This rule is intended to end the practice of where a listing is placed in a Withdrawn status (and left to expire) in the MLS by a Brokerage, and then relisted as a new MLS Listing by the same brokerage within 30 days in an attempt to reset the DOM.</p>
<p>Section 1.5.1</p> <p>No Rule</p>	<p>Section 1.5.1: Cancellation of Listing Prior to Expiration</p> <p>Listings of property may be cancelled in the Multiple Listing Service by the listing broker before the expiration date of the listing agreement. If requested by the MLS staff, the written decision of the Seller to cancel the listing shall be forwarded by electronic means or in person to the MLS Department within 48 hours.</p> <p>Sellers do not have the unilateral right to require an MLS to cancel a listing without the listing brokers' concurrence unless a seller(s) can document that his exclusive relationship with the listing broker has been terminated, the Multiple Listing Service may remove the listing at the request of the seller.</p>	<p>This rule is intended to end the practice of where a listing is placed in a Cancelled status in the MLS by a Brokerage, and then relisted as a new MLS Listing by the same brokerage within 30 days with a new listing agent from the same brokerage in an attempt to reset the DOM. Listing Brokers may, at any time, reassign a listing to a new agent without cancelling the listing.</p>

# PAR Multiple Listing Service 2024 Rules & Regs Update

September 2023

March 2024

Reason for Change

Section 1.5.1 (Continued)

No Rule

Listings may not be cancelled and then re-entered into the MLS as a new listing within 30 days by the same Listing Broker. Said listings shall be reassigned to another agent within the brokerage by the listing broker and not cancelled.

If the property is re-listed by a new brokerage or listing broker within the 30-day benchmark, the listing will be issued a new MLS number, reset the Days on Market (DOM), but the Continuous Days on Market (CDOM) will continue to accrue as indicated above.

If a cancelled listing is re-listed after the 30-day benchmark, it will be issued a new MLS number, reset the DOM, and the CDOM **regardless** of the listing broker or brokerage office.

Listing agent shall not remove address, mapping, parcel ID, room dimensions, property description, approximate square footage, number of bedrooms, bathrooms, or any other detailed information that existed while the listing was in an active status. Listing agent is allowed to delete multiple photos; however, one (1) photo must remain on the listing that accurately depicts the property.

# PAR Multiple Listing Service 2024 Rules & Regs Update

September 2023	March 2024	Reason for Change
<p>Section 1.17: Lease/Rental Listings</p> <p>...All Rental and Lease listings will be subject to the rules and regulations that govern all other listing categories...</p>	<p>Section 1.17: Lease/Rental Listings</p> <p>...All Rental and Lease listings must have a minimum rental term of 30 days and will be subject to the rules and regulations that govern all other listing categories...</p>	<p>To establish a minimum term for Lease or Rental properties in the PAR MLS.</p>
<p>Section 1.18: Transfer of a Listing to New Brokerage</p> <p>If a listing is to be transferred with a listing agent from one brokerage to another brokerage, the designated broker must notify PAR MLS or PAR Membership via email to approve the transfer. The email must originate directly from the designated broker's account as the broker, not the listing agent or brokerage staff, owns the listing and must include the Listing Transfer form. The form must be completed with MLS Number(s) and the detailed listing Address(es) of each listing as a cross-reference or safeguard against errors.</p> <p><b>NOTE:</b> Listings are not automatically transferred with the listing agent when the listing agent transfers to another brokerage, and it is solely up to the discretion of the former designated broker whether to transfer a listing to another brokerage.</p>	<p>Section 1.18: Transfer of a Listing to New Brokerage</p> <p>If a listing is to be transferred with a listing agent from one brokerage to another brokerage, the designated broker must notify PAR MLS or PAR Membership via email with the available PAR MLS Transfer Listing form, complete accompanied by a wet or electronic signature of both the transferring and receiving broker approving the transfer. The email must originate directly from the designated transferring broker's account as the broker, not the listing agent or brokerage staff, owns the listing and must include the listing(s) MLS Number and the detailed listing Address(es) as a cross-reference or safeguard against errors.</p> <p><b>NOTE 1:</b> Listings are not automatically transferred with the listing agent when the listing agent transfers to another brokerage, and it is solely up to the discretion of the former designated broker</p>	<p>To establish a clear understanding of what is needed to transfer a listing from one brokerage to another brokerage and the types of listings that can be transferred in the PAR MLS.</p>

# PAR Multiple Listing Service 2024 Rules & Regs Update

September 2023	March 2024	Reason for Change
Section 1.18: (Continued)	whether to transfer a listing to another brokerage.  <i>NOTE 2:</i> Under no circumstances will Sold or Cancelled listings be transferred by the Service to another Brokerage.	
Section 9.2(M): Minor (Correctable) Violations  Failure to properly define “Property Description” solely as the physical attributes of the property excluding such language as	Section 9.2(M): Minor (Correctable) Violations  Failure to properly use the “Property Description” field as required in Section 1.2.2 by including one or more of the following:	To provide PAR MLS the ability to enforce the requirements of Section 1.2.2 in the PAR MLS Rules and Regulations.
<ul style="list-style-type: none"><li>• Address – house number and street name.</li><li>• “Call...” any name, ‘listing agent,’ or phone number (agents can and should disclose direct interest in a property).</li><li>• Directions to the property or showing instructions.</li><li>• Website addresses or email addresses</li><li>• HTML coding or Java Script on the listing</li><li>• HTML coding or Java Script on the photos.</li><li>• Builder’s names.</li><li>• Seller Concessions/Special Offers.</li></ul>	<ul style="list-style-type: none"><li>• Listing Agent/Broker Name, Team Name, or any Contact Name.</li><li>• Any Contact Information.</li><li>• Website(s), Link(s), or QR Code(s).</li><li>• Builder Name.</li><li>• Showing Instructions.</li><li>• Seller Concessions/special offers with monetary/financial (\$,% ) value information.</li></ul>	

# PAR Multiple Listing Service 2024 Rules & Regs Update

September 2023	March 2024	Reason for Change
Section 9.5(M): Major Violations	Section 9.5(M); Major Violations	
No Rule	A listing is cancelled in the MLS by the Listing Broker/Agent and re-entered as a new listing into the MLS within 30 days with the same Listing Broker/Agent or another Listing Agent within the same Brokerage.	To provide PAR MLS the ability to enforce the requirements of Section 1.5.1 in the PAR MLS Rules and Regulations.
Section 9.5(N): Major Violations	Section 9.5(N): Major Violations	
No Rule	A listing is withdrawn in the MLS by the Listing Broker/Agent and re-entered as a new listing into the MLS within 30 days with the same Listing Broker/Agent or another Listing Agent within the same Brokerage.	To provide PAR MLS the ability to enforce the requirements of Section 1.5 in the PAR MLS Rules and Regulations.
Appendix C: Other Definitions	Appendix C: Other Definitions	
Canal - Definition not provided.	Canal, Irrigation/Aqueduct – Natural or artificial waterway/channel used exclusively to transport water for irrigation, drinking, agriculture, landscaping, or hydroelectric power.  Canal, Waterway – Natural or artificial waterway/channel with navigable parts that must lead to or connect one or more navigable bodies of water. These canals can be located within a river, lake, bay, or open sea.	To provide clarity for clients that are searching for property connected to a canal that can be used for boat access/transit.

# PAR Multiple Listing Service 2024 Rules & Regs Update

September 2023	March 2024	Reason for Change
Appendix D – Statistical Reports Policy	Appendix D – Statistical Reports Policy	To adhere to NAR MLS Policy requirements.
No Policy	<p>MLSs may require, as a matter of local determination, make statistical reports, sold information, and other informational reports derived from the MLS available to REALTORS who do not participate in the MLS but who are engaged in real estate brokerage, management, appraising, land development, or building. Additional expenses incurred in providing such information to REALTORS who do not participate in the MLS may be included in the price charged for such information. Any information provided may not be transmitted, retransmitted, or provided in any manner to any individual, office, or firm, except as otherwise authorized by the MLS Rules and Regulations.</p>	
	<p>MLSs may, as a matter of local determination, provide statistical reports, sold information, and other informational reports derived from the MLS to government agencies. MLSs may, as a matter of local discretion, require that such agencies (or representatives of such agencies) hold an appropriate form of membership in the MLS or in the association of REALTORS as a condition of such access. <b>[M]</b></p>	