



In compliance with the most recent rule revisions approved by N.A.R. in May 2022, the C.A.R. Model MLS Rules have been revised to adopt following newly mandated NAR policies shown below in redlined format:

1. Revising Rule 7.11 to incorporate NAR's new policy that requires property addresses to be input for residential listings.

2. Revising Rule 12.19.15 to eliminate a conflict with Rule 11.16, which had previously been added pursuant to NAR's policy requiring MLSs to allow for the listing broker's offer of compensation in IDX and VOW feeds.

Additionally, to ensure that the Model MLS Rules always incorporate the most current version of NAR's VOW Policy, the VOW Policy language has been removed from Exhibit A of the Model MLS Rules and instead a link to NAR's VOW Policy is provided.

7.11 Details on Listings Filed with the Service. *Electronically input data or a property profile sheet, when filed with the service by the Listing Broker, all listings input into the MLS shall be complete in every detail as specified on the property profile sheet including full gross listing price, listing expiration date, compensation offered to other Broker Participants and any other item required to be included as determined by the bridgeMLS Board of Directors.*

For residential listings, the property address must be input into the MLS where one exists at the time the listing is filed, or the parcel identification number must be input instead if the property address is unavailable. If no address or parcel identification number is available at the time the residential listing is filed, the listing must, at a minimum, contain a legal description of the property sufficient to describe the location of the property. Listings that are incomplete shall be ineligible for publication in the MLS and subject to immediate removal.

12.19. Virtual Office Websites ["VOW"].

[Coinciding NATIONAL ASSOCIATION OF REALTORS® VOW Policy ("VOW Policy"), available [here](#), is adopted and incorporated herein ~~and set forth in Exhibit A to these C.A.R. Model MLS Rules~~]

Section 12.19.10: Except as provided in these rules, the VOW Policy ~~set forth in Exhibit A hereto~~ or any other applicable MLS rules or policies, no Participant shall distribute, provide, or make accessible any portion of the MLS Listing Information to any person or entity.

Section 12.19.13: A Participant who intends to operate a VOW to display MLS Listing Information must notify the MLS of its intention to establish a VOW and must make the VOW readily accessible to the MLS and to all MLS Participants for purposes of verifying compliance with these Rules, the VOW Policy ~~set forth in Exhibit A hereto~~ and any other applicable MLS rules or policies.



Section 12.19.15: A Participant's VOW may not make available for search by, or display to, Registrants any of the following information:

a. Expired or withdrawn listings.

~~b. The compensation offered to other MLS Participants.~~

eb. The type of listing agreement, i.e., exclusive right to sell or seller reserve.

Ꞥc. The seller's and occupant's name(s), phone number(s), or e-mail address(es).

ed. Instructions or remarks intended for buyer brokers only, such as those regarding showings or security of listed property.

Removal of APPENDIX – A NATIONAL ASSOCIATION OF REALTORS® VOW Policy (“VOW Policy”)