



Important MLS Rules Changes

Effective August 15, 2009

Lockboxes

You may need to acquire new lockbox equipment before August 15.

13.12 Lockbox Accessibility. If a lockbox is present on a property that is located in the MLSListings service area and is listed for sale in the MLSListings system, there must be an electronic lockbox that is accessible by a key issued by one of the lockbox Authorized Providers listed in Appendix B. More than one lockbox may be used on a property.

Why was this change made?

- To better service cooperating brokers and their clients
- To ensure our subscribers have accessibility to show listings found in MLSListings Pro
- To increase security and accountability

Please note that you do not HAVE to place a lockbox on a property, and you may have more than one box. However, if you do place one or more lockboxes on a property, at least one of them must be electronic and accessible by a key issued by MLSListings' authorized providers.

Other Northern California MLSs, including BAREIS, MetroList, and Bay East all have similar requirements.

Photograph Requirements

Residential listings with existing buildings will require that a photograph be included in the listing within 72 hours after MLS entry.

7.11.2 All residential listings with existing buildings that are entered into the MLS for sale must include a photograph of the front of the building within 72 hours after entry. Listings designated as "Seller Prefers No Photo" must have written authorization from the seller to exclude a primary image, which must be provided to the service upon request. On new construction, a realistic artistic rendering of the intended appearance of the front of the building will suffice until the building is completed, at which time an appropriate photograph must be submitted. Photographs are optional on vacant land, commercial/industrial, business opportunity and rental listings.

Court Confirmation Disclosure

All listings that require or may require court confirmation must be so identified.