

VIOLATION	FINE
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failure to correct a violation of the MLS Rules and Regulations, even if a fine assessed for the rule violation has been paid, may result in suspension or termination of MLS service.

Misrepresentation of Bedrooms — (Condotels)	\$100
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Misrepresentation of the number of Bedrooms will result in a \$100 fine. Remember that a Bedroom must have a closet and a door.

Duplicate Listings — For the Residential property type, only one listing can be entered per Parcel ID. Duplicate entries are subject to a \$100 fine.	\$100
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Utilities Disclosure —The Listing Agent must disclose in the Agent Remarks if it is the Buyer’s responsibility to turn utilities on for inspection purposes. Failure to disclose is subject to a \$50 fine.	\$50
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Appealing an MLS Fine

If you wish to appeal a fine assessed by the MLS, you may ask to appear before the MLS Committee of the Daytona Beach Area Association of REALTORS® at its next monthly meeting. Requests may be made by letter, email, or FAX. Background information on your fine will be provided to the committee prior to the meeting. You will be given five (5) minutes to present your reason(s) why the MLS Committee should waive your fine. The MLS Committee will respect you — please reciprocate.

The committee will make its decision, which has to be approved by the Board of Directors of DBAAR. Following the board meeting, you will be notified of the decision. Most decisions of the MLS Committee may be appealed to the Board of Directors of DBAR. Alleged violations of Section 16 of the rules and regulations must be referred to the Grievance Committee for processing in accordance with the professional standards procedures.

Suspension or Termination

Generally, warning, censure and the imposition of a

moderate fine are sufficient to constitute a deterrent to violation of the rules and regulations of the Multiple Listing Service. Suspension or termination is an extreme sanction to be used in cases of extreme or repeated violation of the rules and regulations of the Service.

MLS Participant Responsibility

Non-principal brokers, sales licensees, appraisers, and others authorized to have access to information published by the MLS are subject to MLS rules and regulations and may be disciplined for violations.

Applicability of Rules to Users/Subscribers

Failure of any user or subscriber to abide by the rules and/or any sanction imposed for violations can subject the MLS Participant (designated Broker) to the same or other discipline. This does not eliminate the MLS Participant’s ultimate responsibility and accountability for all users or subscribers affiliated with the Participant.

Valid Email Address Required

A valid email address is required for each MLS Participant and Subscriber. Make sure your email address is up-to-date with DBAAR, and do not block emails from your association or MLS. This will help avoid the types of sanctions outlined in this brochure.



1716 Ridgewood Ave., Holly Hill, FL 32117
 386.677.7131 386.677.7429 (FAX)
www.DaytonaRealtors.com

Avoid Being Fined by your MLS!



Reference Guide to MLS Fines and Policies

Effective 2018

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Failure to File Listings — Failure to enter listings (or submit property data forms to the MLS for staff entry) of property types required to be submitted to the MLS within 48 hours after all required signatures of seller(s) have been received will result in a fine of \$100 per listing per business day until the listing is entered in the MLS or the listing input form is received by the MLS, except where the seller has requested exclusion from the MLS. In such cases, the listing agent must submit an MLS Exclusion form to the MLS within 48 hours after all required signatures of seller(s) have been received.	\$100 per day
Request for Seller Exclusion — Failure to submit a signed copy of the Request for Seller Exclusion to the MLS within 48 hours (not including weekends or holidays) after all required signatures have been received will result in a fine of \$500.	\$500
Change of Status Notices	
Pending Failure to change the status of a listing to Pending with the date of contract acceptance in the MLS, or failure to submit the completed Property Change Report to the MLS, within 48 hours of said date of acceptance will result in a \$500 fine.	\$500
Sold A sold status report must include the salesperson's name, member ID, date of closing, selling office number, selling agent ID, selling price, and sale terms. Failure to input this information into the MLS or submit a completed Property Change Report to the MLS within 48 hours after the closing date will result in a \$20 per day fine up to a maximum fine per occurrence of \$200.	\$20 per day, up to \$200 max
Listing Input Forms – Data entered in free-form text input fields in the MLS must be descriptive of and pertain to the name of the input field. For example, any input other than a street name in the "Street" field is a violation. Additional examples include, but are not limited to, input other than directions in the "Directions" field, input other than a valid URL	

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to a virtual tour in the "Virtual Tour URL" field, input other than the legal description of the property in the "Legal" field, and input other than lot dimensions in the "Lot Size" field. The following free-form text input fields are monitored for violations of this policy: Street, Legal, Directions, Lot Size, Remarks, Agent Info, In-House Remarks, and Virtual Tour URL. Failure to abide by this policy will result in a fine of \$25 per field, per occurrence.	\$25 per field per time
Special Conditions – Failure to enter the Special Conditions will result in a \$100 fine if not corrected within 48 hours of notification.	\$100
Property Identification Description (PID) Number – Failure to enter the PID number in the correct format into the MLS will result in a \$25 fine.	\$25
Major Intersection — Failure to enter directions from a major intersection in the Directions field of a listing entered into the MLS will result in a fine of \$25.	\$25
Non-member Agent Name in Listing Listings may not include names or contact information of any non-MLS Subscriber licensed with the listing broker	\$100
Primary Picture — The Primary Picture is of the exterior of the property and should be the predominate part of the photo. Agent/office information or advertising, including real estate "for sale" signs, cannot be included. Images shall only contain photos, floor plans, or renderings of the listed property. Digital images and photo descriptions should not contain embedded, overlaid, or digitally stamped information, including Open House information. Digitally stamped or watermarked images that do not contain listing agent and/or broker identification are acceptable.	\$100
Virtual Tour — Virtual tours of listings entered into the MLS must not contain agent, franchise or broker contact information, including email addresses or hyperlinks to the listing agent, listing broker or franchise website. The logo of the virtual tour company is permitted. Failure to comply with this policy will result in a \$100 fine.	\$100

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New Construction — Listings of new construction may be entered into the MLS at the time the permit is pulled with a rendering of the home uploaded as the Primary photo and an estimated time of completion entered in the remarks. Failure to comply with this policy will result in a \$25 fine.	\$25 Per Violation
Rules Violations Emails — Members have 48 hours to correct any violations that are emailed to them from the MLS. If the violation is not corrected within 48 hours the applicable fine will be imposed.	
Supra Key — Loaning a Supra eKey or Dkey to anyone is strictly prohibited. Subscribers found to have violated this policy will be subject to a fine up to \$1,000.00 at the discretion of the MLS Committee.	Up to \$1,000 per violation
Sharing MLS Username/Password Following notification that a user is sharing their MLS access, a second warning is issued with a \$500.00 fine and access to MLS is suspended.	\$500
Lockbox (IBox) — The "IBox" field in the MLS indicates a lock box sanctioned by the DBAAR is on the property. A "yes" input in this field when a lockbox other than that sanctioned by the DBAAR will result in a \$50 fine to the Listing Broker.	\$50
Progressive Fines — After initial input of a listing, the listing agent will have (5) business days to review and correct the information before a fine is imposed. Within any six- (6) month period if an agent has a second offense of the same infraction the fine will be doubled; for the third offense, the fine will be tripled and for the fourth and above, the fine will be five times the initial fee.	Up to 5x original fine amount
Failure to Correct Rule Violation — Per the MLS Rules and Regulations of the Daytona Beach Area Association of REALTORS®,	Suspend or Terminate MLS

MLS Fine Schedule adopted by the MLS Committee and Board of Directors of the Daytona Beach Area Association of REALTORS®