

MLS Fines & Fees

What it costs to break the MLS Rules. Know them, and keep your MLS access in good standing.

Late status changes UPDATED

Price changes, contingent, pending, sold, withdrawn and all other status changes must be in the MLS within **72 hours**.

Day 1
Warning

Day 2
\$25

Day 3
\$500

Day 4
Suspended

Suspension is 30 days, and access stays off until all fines are paid and the status is corrected.

Repeat violations in the same calendar year are doubled: Day 2 becomes \$50 and Day 3 becomes \$1,000.

Misusing MLS bulk email UPDATED

Bulk email is for real estate business only: listing updates, open houses, rental requests. No parties, personal items for sale or complaints.

1st
Warning

2nd
\$250

3rd
\$500

4th
Suspended

Clear Cooperation NEW

A listing must be in the MLS within **1 business day** of any public marketing: yard signs, social media posts, "coming soon" teasers, email blasts.

1st
Warning

2nd
\$250

3rd
\$500

4th
Suspended

LISTING RULE VIOLATIONS	1ST	2ND	3RD
New listing not entered within 7 days of all seller signatures	Warning	\$50	\$100
Incorrect listing information, or a property not mapped	Warning	\$50	\$100
Branding (agent or company contact info, website, logo, yard sign, agent photo) in photos, tours, videos, documents or public remarks	Warning	\$50	\$100
Using photos that aren't yours without the owner's written permission	Warning	\$50	\$100
Deceptive or misleading representation of a property's condition	Warning	\$50	\$100
Not answering a listing, sold or status-change audit within 24 hours (a further offense may be fined after 48 hours)	Warning	\$50	\$100
Any IDX rule violation (your data feed is also suspended)	Warning	\$50	\$100

\$5,000

Sharing your MLS login or access. Giving MLS access to anyone who isn't authorized is the highest fine in our MLS. Ask the office how to set up an assistant with their own access.

Late payment • \$25

MLS invoices are due within 30 days. A late fee is added if payment is still missing about a week after the past-due reminder.

Reactivation • \$50

If access is suspended for nonpayment, pay, then contact the office to restore it.

How enforcement works

- The listing office is notified of every violation, and your broker receives a copy of any sanction against you.
- More than three administrative sanctions in a calendar year means a hearing; your broker must attend it with you.
- For serious or repeated violations, discipline can reach a fine of up to \$15,000, suspension of 30 days to 1 year, or termination of MLS access for up to 3 years.