

## CHANGES TO MLS LISTING RULES

SDMLS will be making some adjustments to the Rules and Regulations to help our members comply with C.A.R.'s Guidelines that state: "Realtors should cease doing all in-person marketing or sales activities, including showings, listing appointments, open houses and property inspections."

Currently the rules (12.5) do not allow any virtual tour links, open house information or URLs in the public remarks. This rule will be temporarily altered to allow virtual tour links and URLs that directly relate to the subject property. YouTube links are still prohibited because in most cases the YouTube URL links back to the listing agent's channel.

Furthermore, we are looking to add a field in the MLS to help facilitate virtual tours and open houses. SDMLS will be looking at disabling the current open house fields, but will not do so until we have communicated to our membership with alternative solutions.

Listing agents that are concerned with market time or days on MLS can update their listings to the withdrawn status. Things to note when a listing is in the withdrawn status:

- A valid listing agreement is still in effect and sellers SHALL NOT BE SOLICITED
- Listings are temporarily off the market and can be placed back into the active status at anytime
- Listings in the withdrawn status will expire upon their expiration date
- Listings in the withdrawn status are not disseminated outside of the MLS with the exception of Virtual Office Websites (VOWs)

Given the current "stay-at-home" directive, if at any time real estate is deemed as essential and is exempt, the listing agent may enter their listing as new without penalty. Currently there is a mandatory 30-day off-market time requirement before a listing can be entered as new if the listing is withdrawn. The 30-day off-market time requirement is temporarily removed from the rule (7.9).