



Entering a Listing as a Comparable

Single Party Compensation Agreements

In accordance with Rule 10.2 of the CRMLS Rules and Regulations, if an agent wants to enter a property in the MLS for comparable purposes only and has obtained an effective Single Party Compensation Agreement, the agent/broker is free to do so. When entering the comparable sale in the MLS, all dates and other pertinent information must be accurate. In addition, the property must still be entered in the MLS within 2 business days of the property closing escrow and must include at least 1 exterior photograph of the property.

On a temporary basis, CRMLS will institute a grace period to allow properties that closed on or before June 30, 2019 to be entered in the MLS without being penalized for late entry. Beginning July 1, 2019, CRMLS will enforce the 2 business day rule and brokers/agents will face citations and fines pursuant to Rule 10.2 and the CRMLS Citation Policy.

CRMLS Rules and Regulations (January 2019)

10.2 Reporting of Sales.

a) Listings with accepted offers shall be reported to the MLS or input into the MLS database as “pending” or “active under contract” within 2 business days of the acceptance by the Listing Broker unless the negotiations were carried on under Section 9.1 (a) or (b), in which case, the Buyer Broker shall notify the Listing Broker of the “pending” or “active under contract” status within 2 business days after acceptance, whereby the Listing Broker shall then report or input the status change to the MLS within 2 business days of receiving notice from the Buyer Broker.

b) The listing shall be published on the MLS as “pending” or “active under contract” with no price or terms prior to the final closing.

c) Upon final closing, the Listing Broker shall report or input the listing in the MLS as “sold” and report the selling price within 2 business days of the final closing date unless the negotiations were carried on under Section 9.1 (a) or (b), in which case, the Buyer Broker shall notify the Listing Broker of the “sold” status and selling price within 2 business days after the final closing date, whereby the Listing Broker shall then report or input the status change and selling price to the MLS within 2 business days of receiving notice from the Buyer Broker.

d) Listings which were not input into the MLS as a result of the seller’s(s) instructions may be input into the MLS “sold” data at the Listing Broker’s option. However, listings which were input into the MLS but subsequently withdrawn must still be reported under this section if the seller is represented by the Listing Broker when it closes.

e) The MLS may accept the reporting of sales information for comparable purposes about other properties which were not otherwise eligible for input into the MLS but are located in the MLS’s service area and “sold” by an MLS participant and/or subscriber who represented a party in the transaction (i.e. broker who represented the seller or broker who represented the buyer), as long as such reporting is authorized by a party in the transaction to the broker who represented it, (if requested by the MLS documentation must be presented to MLS within 2 business days), and the circumstances of the representation are disclosed on the Service by the reporting participant or subscriber. Any submission of sales information must occur within 2 business days after close of escrow.