

## Changes to the Rules in Date Order

### **June 2025**

Changed “Exempt Listing” to “Company Exclusive Listing” throughout the Rules. Replaced Section 2.32 with the following:

**2.32 Company Exclusive Listing.** A Company Exclusive Listing is an Exclusive Right to Sell or Exclusive Agency listing that is subject to the requirements of this Section 2 but that, upon informed instructions from the seller, is not disseminated by Realtracs to other Participants except as provided in this Section.

- a) The restriction by the seller(s) against disseminating the listing via Realtracs must be substantiated in writing and signed by the seller(s).
- b) The “Sellers Instruction Not to Disseminate Property Information Through Realtracs” form (or similar form whereby the seller acknowledges understanding of the impact of a listing not being distributed through Realtracs) must be submitted as an attached document.
- c) This seller-authorized restriction, together with the exclusive listing agreement, shall also be maintained in the brokerage office records for the listing.
- d) A Company Exclusive Listing must be filed with Realtracs within 48 hours after all necessary signatures have been obtained and be designated in the system as a Company Exclusive Listing.
- e) Company Exclusive Listings shall not be disseminated through Realtracs to other Participants except as provided in Section 2.32.f.
- f) For multi-office companies, Company Exclusive Listings may be distributed through Realtracs to Participants in other offices with the same company affiliation.
- g) A Participant’s use of Company Exclusive Listings to circumvent cooperation with other Participants is prohibited; a Participant must cooperate with other Participants for all listings, including by impartially responding to requests for property information and arranging showings when in the client’s best interests.

Redefined Secondary Participant and added Secondary User definition.

**1.6 Secondary Participant.** A Participant who maintains an active subscription with another approved multiple listing service or broker listing cooperative that is not a direct competitor of Realtracs in its Mandatory Listing Area, as set forth in Exhibit A of the Realtracs Rules.

**1.9 Secondary User.** Any individual affiliated with a Secondary Participant, including employees, contractors, assistants, salespeople or licensees who list, show, sell, appraise real property (whether licensed or unlicensed as real estate agents or appraisers), or any other authorized person who utilizes Realtracs on a regular basis and is entitled to such access.

Added d) Mobile homes without lots. to Section **2.7 Prohibited Listings.**

## **April 2025**

Removed the Realtor® requirement for Participation in Realtracs.

## **December 2024**

Added to Section 1.24 Display: Use of MLS data or data feeds to directly or indirectly establish or maintain a platform to make offers of compensation from multiple brokers to buyer brokers or other buyer representatives is prohibited.

Added Section 2.19 a). Leaving a listing in Active status with a right of first refusal contingency is only permitted when the offer to purchase contingency includes the sale of another property by the buyer.

Added Section 2.20

- b) Any link to an external web page in Realtracs cannot indicate that it displays an offer of compensation.
- c) Any external reference in Realtracs (e.g. a web page or phone number) cannot immediately display or communicate an offer of compensation. Additional action is required before an offer of compensation is viewable or communicated.

Deleted Section 2.34.c.3.b. ~~Minimum bid for reserve auctions.~~

## **Realtracs Rules Rewrite – August 2024**