

**REGIONAL  
MULTIPLE LISTING SERVICE**



**RULES APPLICABLE TO  
INTERNET DATA DISPLAY**

***EFFECTIVE: 9/26/06***



## *INTERNET DATA DISPLAY RULES*

### **RULES APPLICABLE TO INTERNET DATA DISPLAY**

MLS information that may be displayed on the Internet is limited to “on-market” listings consisting of the following data fields (“Content”):

- MLS Number
- Photo(s) of the subject property
- Property Type
- Status (On Market Only)
- County
- Year Built
- List Price
- Listing Agent Name, Office and Contact information
- Street Address
- Number of Bedrooms
- Number of Bathrooms
- Square Footage
- Estimated Lot Size
- Parking Spaces
- Non-confidential Remarks
- And Descriptive fields representing property features, such as:
  - Fireplace/s
  - View
  - Community/Recreational facilities
  - Heating and cooling facilities
  - Architectural style
  - Interior and exterior finishes
  - Structural features
  - Handicapped access
  - Pet restrictions
  - Appliances
  - Utilities

This Content may be adjusted from time to time, with notice to participants, at the discretion of RMLS. Participant may request a review by RMLS of displayable data; however, RMLS shall at all times retain the right to make the final determination as to what is made available for Internet Data Display. Internet information displays are at all times subject to the MLS Rules and Regulations, as such rules may be amended from time to time.

When displaying listings of other broker on the Internet, the following additional rules apply:

1. Participant must notify RMLS of each Participant’s intention to establish a website and must make password protected websites directly accessible to RMLS for purposes of monitoring/ensuring compliance with applicable rules and policies. This includes, but is not limited to, providing the website URL to RMLS and RMLS must be notified of any changes or additions to this website.
2. Participant may not under any circumstances make available for search by or display on the Internet the following kinds of information:



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- (a) expired, withdrawn, pending/do not show, or sold listings;
  - (b) compensation offered to other MLS participants;
  - (c) the type of listing agreement;
  - (d) sellers' or occupants' names, phone numbers or email addresses where available; or
  - (e) instructions or remarks intended for cooperating brokers only, such as those regarding showing or security of the listed property.
3. Content authorized for display on the Internet may not be changed; however, this requirement will not restrict the form of the Content displayed or the display of fewer than all of the listings or fewer authorized data fields based only on objective criteria but not limited to factors such as geography, list price, type of property, or cooperative compensation offered by listing Participants. Content may be augmented with additional data not otherwise prohibited from display so long as the source of such other data is clearly identified.
4. All displays of content shall include the following disclaimer:

“This information is not verified for authenticity or accuracy and is not guaranteed. © 1998 – 2006 Regional Multiple Listing Service, Inc. All rights reserved. “
5. All detailed listing information must display the listing firm name in a readily visible color and a typeface not smaller than the median font size used in the display of listing data.
6. Listings that belong to Participants other than the displaying Participant must be clearly identified as belonging to the listing Participant Broker. Under no circumstance may Participant or its users display listings of other Participants in a manner that leads the viewer to believe that they are the listings of the displaying Participant.
7. If Participant displays other brokers' listings obtained from other sources, such as other MLS databases or non-participating brokers, Participant shall display the source from which each such listing was obtained.
8. Content may ONLY be displayed on websites of Participants and may not be compiled with data from other sources for use on any websites of non-Participants, even if such websites are owned or operated by Participant.
9. Websites displaying Content must be controlled by a Participant and advertised as the Participant's website. The website must also identify the brokerage under which the Participant performs real estate sales activities
10. If a thumbnail view of listings is provided on the site, then the Participant must display the RMLS logo on each listing not owned by the Participant with an indication that the logo represents listings not owned by the displaying Participant. All detailed listing information must also display the RMLS logo indicating that the listing is not owned by the displaying broker. On each page displayed the RMLS logo must be defined to the public and additional disclosures must be displayed on all formats other than the thumbnail format.
11. Service fees and charges shall be as established annually by the Board of Directors.



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12. Participants must protect content from misappropriation by employing reasonable efforts to monitor and prevent “scraping” or other unauthorized accessing, reproduction or use of the RMLS database and Content.
13. Listing or property addresses of sellers who have directed their listing brokers to withhold their listing or property address from display on the Internet (including, but not limited to, publicly accessible Web sites or VOWs) shall not be accessible via Participant websites. Notwithstanding this prohibition, Participants may display on their website(s) the listing or property address.
14. Participants must refresh all RMLS downloads and refresh all RMLS data at least once every seven (7) days.
15. Except as provided elsewhere in these Internet Data Display Rules or elsewhere in the RMLS Rules and Regulations, any Participant operating a website may not distribute, provide, or make any portion of the RMLS database or Content available to any person or entity.
16. When displaying Content, a Participant’s website must clearly identify the name of the brokerage firm under which they operate in a readily visible color and typeface.