

Comparison of Old vs. New Rules

Topic	Old Rule	New Rule
<i>Login</i>	Subscribers could share their username and password with their assistant and office staff.	Subscribers are not permitted to share login credentials. All support personnel are required to have their own ID and password. <i>Rule 7.2*</i>
	Brokers could receive a limited number of admin logins at no cost. There was no written policy.	Brokers can have up to three (3) free admin logins per office code. Calculate the number of free logins by dividing the number of Subscribers/office by thirty (30). Additional logins may be purchased. <i>Rule 7.4*</i>
<i>Membership</i>	There was no requirement for all licensees to be Subscribers of ARMLS®.	All real estate and/or appraiser licensees must be ARMLS Subscribers unless they have a waiver. <i>Rule 7.3*</i>
<i>Listing</i>	Listings must be filed within seventy-two (72) hours excluding weekends and postal holidays, after signatures were obtained.	Listings must be entered within two (2) calendar days, including weekends and holidays, after necessary signatures have been obtained. <i>Rule 8.1*</i>
<i>Residential Properties</i>	Types of Residential property were listed only as an overall category and did not include examples of atypical properties.	Residential property is listed with atypical examples. The list includes fractional interests, time shares, auction properties, manufactured homes with real property and IRC 1031 Exchanges. <i>Rule 8.1(a)*</i>
<i>Mobile Homes</i>	Old rules were sparse regarding mobile homes. All, with or without land, were permitted.	Only manufactured or mobile homes conveyed with real property may be listed. <i>Rule 8.1(b)(c)(d)</i>
<i>Dual Listings</i>	Dual listings were permitted under six (6) scenarios.	Dual listings are permitted under four (4) scenarios: property for sale and lease, property & land for one price and with extra land at a second price, property furnished or unfurnished and property zoned for multiple uses. <i>Rule 8.6*</i>

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<i>3rd Party Approval</i>	Listings requiring Court Approval were identified in the profile sheet. Lender approval was only found in the Short Sale Policy.	ALL third party approvals must be indicated in the appropriate property feature field from the listing input drop-down menus. <i>Rule 8.13*</i>
<i>Photos & Media</i>	Media was split into two categories, one for Photos and one for Virtual Tours.	All media is under one rule. No media may promote an agent, broker, or brokerage. Media producing enterprises, such as virtual tour companies, may display its logo and contact information. For Sale signs cannot be legible. People, watermarks and date stamps are now permitted in photos. <i>Rule 8.23*</i>
<i>Photos</i>	No photos were required in listings.	A minimum of one exterior photo is required for residential listings for sale which must remain with the listing regardless of status. Photo must be attached to the listing within four (4) days. <i>Rule 8.24*</i>
<i>Teams</i>	No mechanism for allowing or regulating teams.	<i>To Be Determined</i>
<i>Violation Process</i>	Flagrant Violations carried \$200 fine if not corrected within five (5) days. All other violations held a \$50 fine if not fixed within five (5) days of notice.	All violations (except Lockbox) are equal and have escalating penalties. The first two violations are not fined. Thereafter, increasing monetary fines are imposed. Emails are the primary notification for minor violations. Some violations are automatic and these are noticed by email and postal mail. A correct email address with ARMLS and your Association is required. <i>Penalty Policy*</i>
	No administrative fees to appeal.	Appeals carry a \$50.00 or ten (10) percent of fine administrative fee. A successful appeal will result in a fee refund. <i>Penalty Policy*</i>

*The MLS Rules and Regulations and Penalty Policy can be found at www.armls.com.