

Connecticut Multiple Listing Service Rules and Regulations

Fines

Penalties for Inaccurate or Incomplete Data: These Rules and Regulations are set up to give the buying and selling public the best possible service and to facilitate cooperation between Participants. The listing office will be notified in writing or by electronic means if there is a violation of the Rules and Regulations. The Participant shall be assessed a fine for each violation below. The following progressive fine schedule has been established by the Board of Directors and applies to all violations except for Items A-H Below.

- 1st time offense within one year: \$50.00
- 2nd time offense within one year: \$100.00
- 3rd time offense within one year: \$250.00
- 4th time offense within one year: \$500.00
- 5th time offense within one year Subject to a hearing to determine the conditions and amount of the fine.

The progressive fine schedule is per agent per offense and any rule violation below is considered to count as an offense. Fines will be billed to the Participant. A one-year term is defined as the CTMLS fiscal year which is January 1-December 31.

One courtesy warning notification will be issued to the Participant per agent per year for violations of sections A through H and a grace period will be allowed for correction. After that one warning notification, the progressive fine schedule above shall be automatically applied to subsequent violations of any lettered subsections below within that year. No courtesy warning letters are issued for the subsections not listed above and the progressive fine schedule is applied beginning with the first offense.

Database Accuracy and Integrity. The following are those critical elements of listing information for which fines will be assessed as outlined above for inaccurate, incomplete or missing data.

Participants whose agents violate Subsections A through H will receive one courtesy warning letter for the first violation by an agent of any of these subsections A-H within one year. A second violation by that same agent of either the same or any other Subsections A-H will result in the application of the progressive fine formula above.

(A) Tax Id: For failure to correct tax identification number after being notified in writing.

(B) Remarks: For failure to correct information entered in the Remarks data field after being notified in writing. The data fields of the remarks shall not include any agent, broker, company, URL information or affiliated businesses; however this information may be entered in the Realtor Remarks field.

(C) Virtual Tours/Photo Sections: For entering company or agent logos, agent photos, commissions, bonuses or any contact information in the virtual tour or photo sections. Only photographs, site plot, property sketch, property line art or survey of the property can be entered in the virtual tour and all photo fields.

(D) Map: For failure to correct the subject's location on the MLS map, or to add it if missing, after a courtesy notification in writing.

(E) Photos Required: For failure to supply at least one front exterior photo, with the exception of vacant land and rentals, 96 hours from the Start Date of the Listing Agreement.

(F) Prohibitions: For failure to abide by the prohibitions in Article 7, Section 1-7.

(G) Access Codes: For the publication in any field of combination lockbox codes, electronic lock box codes, security gate codes or security system alarm codes or any other codes for equipment or systems designed to ensure the security of the property.

(H) Accurate/complete Listing data: For failure to enter accurate and complete listing data in required fields. No data is allowed in any field except that for which the field is designed.

The following are considered to more seriously affect the overall accuracy of the database and will incur immediate, automatic application of the progressive fine schedule with no courtesy notification or grace period for correction:

(I) Status Changes: For failing to report a status change within forty-eight hours after all necessary signatures have been obtained. Should a Participant discover that they have not reported a change in status prior to a fine being issued; they may correct the error and must immediately contact the MLS department with the information by email, phone or fax to avoid a fine. Amount determined by the Progressive fine schedule.

(J) Late Listing: For failing to File a residential Listing or long term rental Listing with CTMLS within forty-eight hours after all necessary signatures have been obtained. Amount determined by the Progressive fine schedule.

(K) Failure to respond: For failing to respond to written notice of inaccurate information on a Listing within five working days or to provide copies of documents within twenty-four hours (excepting weekends and holidays) when requested by the MLS. Amount determined by the Progressive fine schedule.

(L) Type of Listing/Special Listing Type: For failing to disclose a Limited Service, MLS Only or Exclusive Agency Listing, or a Variable Rate or Dual Rate commission arrangement (see Article 4, Section 21). Amount determined by the Progressive fine schedule.

Violations of Subsections M-P are considered to have the most serious effect on overall database accuracy and are automatic in the amounts indicated, with no courtesy notification or grace period for correction:

(M) Incorrect/Incomplete: For providing incorrect or incomplete information or for failing to correct the information after a fine has been paid. The Participant will be assessed an additional fine of \$500.00 for each occurrence.

(N) Failure to obtain Seller's signature: For failing to obtain the Seller's signature on a change in status, price change, extension, or change in terms, the Participant will be assessed a fine of \$500.00 for each occurrence. In lieu of having the owner's signature, acceptable documentation would also include a faxed authorization or an email authorization with an electronic signature from the owner.

(O) Required Signatures: For failure to have all required signatures at the time the property was entered in MLS, the Participant shall be assessed a fine up to \$5,000.00.

(P) Unauthorized Access: A fine of up to \$5,000 as determined by the Board of Directors for each occurrence will be assessed to any Participant/User that allows access to CTMLS to an unauthorized person. (i.e., sharing system logon ID and Password).

(Q) Providing MLS Data to unauthorized persons: A fine of up to \$5,000 as determined by the Board of Directors for each occurrence will be assessed to any Participant/User that provides MLS data to an unauthorized person.