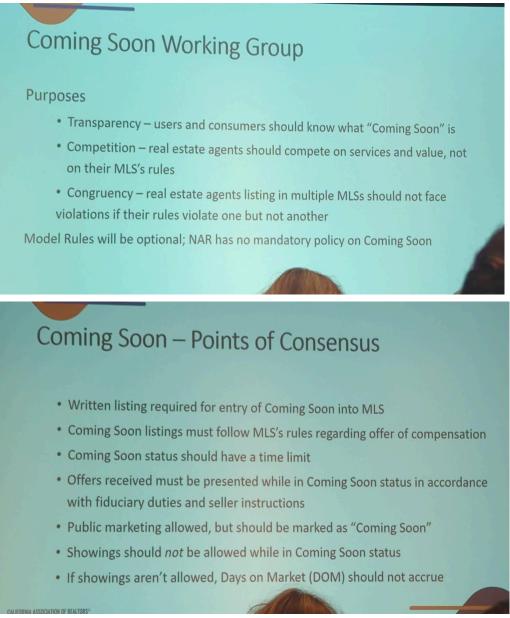
C.A.R. Meetings in Monterey Winter, February 2024 Tim Townley

MLS Policy

Accessibility working group Coming soon working group



Coming Soon – Points of Consensus

- Properties in Coming Soon status should be viewable and searchable by all MLS participants, and should also be included in data shares
- Coming Soon listings should not be included in IDX feeds for public display
 - VOW display should be permitted by MLS participants
 - Recommended that MLSs not include in syndication, but outside Model Rules

2021 Issues Briefing Paper: https://www.car.org/mlspro/mlsrules



Coming Soon – Remaining Items

Items not yet discussed

- Limit on times a property may be in Coming Soon status
- Whether a property should move to Active status at end of time limit, or some other status

Definition - discussed, but final definition will flow from other discussion

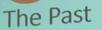
v related topics

Buyer Representation



New form coming in June.

Legal Update



<u>Sitzer v Burnett</u> – W.D. Mo.

- \$1.785 billion jury verdict is pending vs. NAR and BHHS entities
- Post-trial motions are being briefed decisions not expected until April
- BHHS has asked U.S. Supreme Court to consider arbitration issue

Settling parties:

Anywhere, Re/MAX, Keller Williams (new)

CALIFORNIA ASSOCIATION OF REALTORS

The Present

Copycat lawsuits filed across the country

- Illinois, Missouri, Texas, Florida, Pennsylvania ...
 - ... And California

California suits

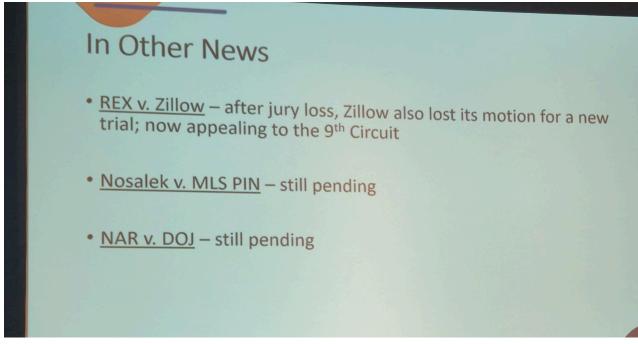
- Grace v. NAR, BAREIS, REALTOR[®] associations, and brokerages
- · Fierro v. NAR, C.A.R., CRMLS, CLAW, REALTOR® associations, and brokerages
- Willsim Latham v. Metrolist, REALTOR® associations, and brokerages

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The Future

Motion before the U.S. Judicial Panel on Multi-District Litigation (JPML)

- Seeks consolidation of existing cases
- Briefing still in progress
- JPML expected to decide in late March



Rex lost, not Zillow

What Now?

- Know and present your value to your clients
- Review info and tools from C.A.R. Legal at https://www.car.org/riskmanagement/tools/burnett-v-NAR
- Use smartzone.car.org and competition.realtor to educate yourself and your brokerage, realestatecommissionfacts.com your clients
- Use buyer representation agreements to document agreements with buyers

Buyer Representation Forms course available at store.car.org. Free with promo code FREE25, 'buy' before end of year, complete within 1 year

