



Important
Changes to
Fields in the

MLS

Everything you NEED to KNOW about **CSMAR MLS Compensation and Concessions Field Changes.**

Hello!

NAR's settlement is surely on your mind. Please know that CSMAR MLS and your Board have been closely monitoring developments as they unfold to ensure that we are ready to make the necessary changes and keep providing you with the world-class service you're used to.

As you know, one of the key components of the settlement is the removal of the compensation fields within the MLS. Regardless of that change, you can continue to count on CSMAR MLS as a critical part of your business.

Here's what IS changing:

- On **July 24th**, the **Addition of a new Seller Concession field** will be live. You will now have to enter whether your seller will consider a concession, yes or no. Please refer to [C.A.R. Form MLSA Section 5](#) for a broader scope and understanding of this field.
- On **August 15th**, the **all Compensation-related fields will be removed and compensation-related verbiage in the MLS will be restricted**. We are no longer able to deliver any sort of offer of compensation via the MLS; this includes in the remarks. We believe agents are owed compensation for their services, but those will now be negotiated off the MLS – use your [C.A.R. forms](#).

- The fields we must remove are:
 - Buyer Agency Comp
 - Buyer Agency Comp Type
 - Compensation Remarks
 - Variable Rate/SCA
 - And the following disclosures:
 - Compensation to Buyer's Agent
 - List Broker Advantage
- On **August 15th**, a **second Seller Concession field** will be required *at closing*. There, you will enter whether there were any seller concessions and, if yes, enter the total dollar amount.
- On **August 15th**, **new Rules** will go into effect. We can't list them all here, but we have modeled and updated our [Rules and Regulations](#) and our **Data Integrity Standards** off the California Model MLS Rules to ensure you are part of an organization that works to maintain cooperation ethical and fair and complies with the laws in the ever-changing landscape that is Real Estate. See the changes in the rules, below:
 - [Redline Rules and Regulations](#)
 - [Blackline Rules and Regulations](#)

Here's what **IS NOT** changing:

- We will continue to provide you with the most *complete, accurate, and thorough* property information that you rely on to run your business and serve your clients. CSMAR MLS will remain the bedrock of *data* and insights that support your work.
- We will continue to do the critically important work of *compliance*, which ensures that a diverse array of stakeholders contribute and access property information within a structure that assures privacy, security, and accuracy.
- We will continue to make it possible for you to answer the question “How’s the market?” with confidence, based on data.
- We will continue to work hand-in-hand with you to tackle the larger technical challenges that come with an ever-evolving, technical, and modern industry by *training* you, ensuring you have the *latest technology* to keep up with the rest of the world, and answering your calls with *grace and understanding*.

In short, **we remain committed to supporting you and your business**, day in and day out.

We've created the following digital assets to give you summarized and concise handouts, print outs, resources, and timelines so that you are well-informed and ready for the upcoming changes:

[Video: CSMAR MLS Changes Announcement](#)

[Frequently Asked Questions](#)

[Digital Handout](#) with Live Links to Resources such as the new forms, rules, FAQs, trainings links, settlement update links, etc.

[Important Dates](#)



CONEJO SIMI MOORPARK ASSOCIATION OF REALTORS®

July 10th

Postponed new and revised forms are posted on www.car.org

IMPORTANT CHANGES TO MLS FIELDS

August 15th

“Buyer Agency Compensation” and affiliated fields turn off in FlexMLS

“Seller Concessions Y/N” is now a required field at closing

Updated MLS Rules go into effect

Scan now



C.A.R. Forms Implementation and Training Schedule

SELLER CONCESSIONS | BUYER AGENCY COMPENSATION FIELDS

New “Seller Consider Concessions Y/N” required field launches in FlexMLS

“Buyer Agency Compensation” and affiliated fields are now optional

Revised C.A.R. Residential Listing Agreement and other forms are released via zipForm®

Mandates of the NAR settlement go into effect

July 24th

August 17th

MLS@CSMAOR.COM
805-495-4681

RULES EFFECTIVE:

August 15th, 2024