

MINUTES
Charlottesville Area Association of REALTORS®
MLS Rules and Regulations Committee
Tues., October 8, 2024

Members in Attendance: Tara Savage (Chair), Emily Dooley (Vice Chair), Kim Armstrong (Board Liaison), Keith Davis (Board Liaison), Kelly Ceppa, Lesley Gleason, Steve Houchens (Chair Commercial Council), Aaron Howell, Georgia Lindsey, Tom Pace, Pat Widhalm.

Absent: Anne Biasioli, Candice Cox. Excused: Pat Sury. Guest: Anne Burroughs (President), Josh White (President-Elect). Staff: Abby Tammen, Ian Desautel.

Call to Order

Chair Savage called the meeting to order at 2:02 p.m. and reviewed the CAAR Antitrust Statement.

Minutes

The minutes from the July 16, 2024, meeting were approved as presented.

New Business

Expanding Withdrawn Status Definition

The Committee reviewed and discussed the current definition of the withdrawn status in the MLS Rules & Regulations. A **MOTION was MADE, SECONDED, and APPROVED** to amend the current definition of the withdrawn status from the current MLS Rules & Regulations dated 7-24-2024 to the following:

Withdrawn: The property has been removed from the MLS by the agreement between the owner and the listing Broker and the listing agreement is not cancelled or expired. Listings temporarily withdrawn in the MLS with a listing agreement still in effect are not available to be shown until re-activated. If the listing agreement has been terminated early then the listing expiration date should be updated to the termination date.

Expansion if Bright MLS Data share

Expanding data share to all VA counties in the Bright MLS to help facilitate SentiLock reciprocity expansion. The expansion will provide an additional ~200k listings which include 36 months of historical data.

Trestle IDX Management Platform Adoption

The Committee reviewed and discussed the adoption of the Trestle IDX management and delivery platform. A **MOTION was MADE, SECONDED, and APPROVED** for CAAR to adopt the use of the Trestle platform for data license and data delivery.

Discussion of "Open MLS" concept

President Burroughs presented the committee the concept of the "Open MLS" (allowing non-REALTOR licensees) and asked the Committee to discuss potential concerns and questions. The Committee agreed by consensus that the 2025 Committee should continue the discussion as we learn more about the continued effects of NAR Settlement and additional lawsuits.

Board update

No update at this time.

Staff Update

The NAR Clear Cooperation Policy that is currently under review. Showing Time for the MLS is currently being implemented and will be rolled out on the SSO dashboard and Paragon platform on OCT. 29th

Next Meeting

Fri., November. 1, 2024

Adjourn: Chair Savage adjourned the meeting 3:21 p.m.

Respectfully submitted Ian Desautel, Staff Liaison