

**MINUTES**  
**Charlottesville Area Association of REALTORS®**  
**MLS Rules and Regulations Committee**  
**Fri., November 1, 2024**

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

Excused: Pat Sury, Steve Houchens (Chair Commercial Council).

Guest: Anne Burroughs (President), Josh White (President-Elect), Amanda Spigone (Treasurer), S. Lisa Herndon (Immediate Past President)

Staff: Abby Tammen, Ian Desautel.

**Call to Order**

Chair Savage called the meeting to order at 9:32 a.m. and reviewed the CAAR Antitrust Statement.

**Minutes**

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

**New Business:**

The Committee discussed two issues:

Issue 1: It has been brought to the attention of the MLS that a broker in our market is currently not requiring the use of a Buyer Broker Agreement prior to showing a property.

Follow-up after discussion: The resulting conversation from the committee was that they do not act upon anonymous complaints by members.

Issue 2: If the NAR lawsuit settlement is affirmed in November AND the VA state code is modified to match the settlement language, what is the MLS's obligation to monitor the use of a BBA before touring a home?

Follow-up after discussion: After much discussion by the committee surrounding the MLS's obligations under the current proposed NAR settlement and current VA real estate code. The group decided that they will take up the issue discussed again at a future meeting pending both finalization of the NAR settlement and the approval and implementation of the changes to the current VA code governing real estate transactions.

**Board update**

No update at this time.

**Staff Update**

The NAR Clear Cooperation Policy continues to be under review with no changes made. ShowingTime for the MLS was implemented as planned on OCT. 29<sup>th</sup>

**Adjourn:** Chair Savage adjourned the meeting at 10:41 a.m.

Respectfully submitted: Ian Desautel, Staff Liaison