



COVID-19 TEMPORARY RULE CHANGES

Effective April 6th, 2020, there are two changes to Section 1.17 of the GPRMLS Rules. These changes are TEMPORARY. All GPRMLS Rules are still being enforced and are subject to the fine structures outlined in the GPRMLS Rules.

IMPORTANT TERMS AND REMINDERS

Virtual Tour/Video vs. Virtual Open House/Showing: A virtual tour/video is a pre-recorded video or collection of images. A Virtual Open House/Showing is a LIVE showing of the property with prospective buyers viewing remotely.

Branded vs. Unbranded: Unbranded virtual tours/videos and virtual open houses/showings do NOT have any contact information or reference to the listing agent or firm whereas branded virtual tours/videos and virtual open houses/showings do reference contact information or the listing agent or firm. Only unbranded virtual tour/video and virtual open house/showing links would be temporarily allowed in the Public Remarks.

Agent vs. Public Remarks: Agent Remarks are the remarks to be seen by other real estate agents in the MLS whereas Public Remarks are the remarks syndicated to third-party and broker-IDX websites to be displayed for the public.

Temporary changes subject to revert after the COVID-19 pandemic crisis are outlined in red.

SECTION 1.17 - I. LISTING ENTRY

E. NO SHOW Listings: Listings not available for showing within 7 calendar days of the list date when input in the MLS system shall be entered with the “Active, No Show” status.

1. Showing information for listings not immediately available for showing but available within 7 calendar days of the list date must be disclosed in Public and Agent Remarks.
2. Active listings, which become unavailable for showing for a period that extends beyond 7 calendar days must be updated to the “Active, No Show” status.
3. **TEMPORARY:** When the seller has requested that showings be limited to the digital images or video tours available, and no physical access to the property is being granted for any showings, the property may be entered as an “Active” status listing, provided the first words in “Public Remarks” and “Agent Remarks” is “No physical access - virtual showings only.” immediately followed by either (a) a direct URL link to an unbranded virtual tour/showing*, or (b) the statement “The only available photos are included, no virtual tour available.”

* Note: currently some third-party websites, outside the control of GPRMLS, will not display listing Public Remarks that contain a URL.

SECTION 1.17 - VI. REMARKS & ASSOCIATED DOCUMENTS

D. Public Remarks Guidelines: Public Remarks can contain incentives from the seller to the buyer but not incentives from the seller to agents or firms. 2/19

1. Examples of What Public Remarks cannot contain:
 - a. Agent name or phone numbers
 - b. Reference to lender financing
 - c. Website addresses or information **with the temporary exception of unbranded links* to the following:**
 1. Virtual Tour
 2. Pre-produced Video Tour
 3. Virtual, live, and pre-scheduled Open House
 - d. Builder promotion (i.e.) “sold by best builder in town”
 - e. Promotion of the listing agent or listing agents firm including reference to branded virtual tours or videos
 - f. Use our preferred lender and have your closing costs paid
 - g. Free credit report and appraisal if you choose to use ... lender
 - h. Wholesale financing rates available with purchasing this home, call for info
 - i. \$5000 bonus to selling agent

* Note: currently some third-party websites, outside the control of GPRMLS, will not display listing Public Remarks that contain a URL.