

ROAM MLS Violations & Fines

Member Overview

ROAM enforces MLS rules to protect data quality, cooperation, and fairness for all members. Violations may result in fines and other actions. There are two levels of violations.

Moderate Violations are typically related to listing accuracy, completeness, and timeliness.

- Base Fine: \$100
- If not corrected within 2 business days: fine doubles every 2 business days until resolved
- If not corrected within 10 business days: a hearing is required
- Repeat violations (within 12 months): fine doubles with every recurrence
- Fifth occurrence within 12 months: a hearing is required

Severe Violations typically involve cooperation, access, and misuse of MLS data or services.

- Base Fine: \$500
- If not corrected within 2 business days: one-time doubling
- If not corrected within 4 business days: a hearing is required
- Repeat violations (within 12 months): one-time doubling
- Third occurrence within 12 months: a hearing is required

Important Concepts

- Fines increase if violations are not corrected
- Repeat violations carry higher penalties
- Sanctions may include training, hearings, suspension, or termination
- Warnings may be issued for certain first-time violations

Examples of Violations

Moderate Examples:

- Missing or inaccurate listing information
- Failure to update status, price, or listing changes on time
- Missing required photos or documents
- Improper placement of contact or branding information

Severe Examples:

- Violating Clear Cooperation rules
- Showing or providing access to a property without authorization
- Misuse or unauthorized sharing of MLS data or login credentials
- Misrepresenting listing availability or access
- Unauthorized use or distribution of listing content

Resolving Violations

- Violations must be corrected promptly to avoid escalating fines
- Fines must be paid, scheduled, or contested within 30 days

- Unresolved violations may result in suspension of MLS access

Need Help?

If you're unsure how to correct a violation, contact your local Association of REALTORS. We're here to help you stay compliant.