



# Summary of MLS Fines

## CLEAR COOPERATION / LISTING INPUT/COMMISSION

| Violation  | Fine Amount              |
|--|--------------------------|
| ▪ Listing Advertised Prior to Effective Date   | \$200/day (up to \$5000) |
| ▪ Late Listing Input - <b>1 business day after publicly marketing</b>                    | \$500/day (up to \$7500) |
| ▪ Late Listing Input (no public marketing) - <b>4 days from list date</b>                | \$100/day (up to \$2500) |
| ▪ Failure to Provide Required Firm Exclusive Docs - <b>4 days from list date</b>         | \$100/day (up to \$2500) |
| ▪ Publicly Marketing a Firm Exclusive Listing  | \$500/day (up to \$7500) |
| ▪ Commission discussion on ANY SCWMLS platform (Showingtime, emails out of paragon, etc) | \$1,000 per violation    |

## LISTING CHANGES / DATA

| Violation   | Fine Amount                |
|---|----------------------------|
| ▪ Late Reporting of Accepted Offer - <b>3 days from acceptance</b>          | \$50                       |
| ▪ Late Change to Offer-No Show - <b>3 days from no more showings</b>        | \$50                       |
| ▪ Late Reporting of Sale - <b>10 days from closing</b>                      | \$5/day (up to \$100)      |
| ▪ Late Reporting of Listing Termination - <b>3 days</b>                     | \$5/day (up to \$100)      |
| ▪ Late Price Change or General Information Change - <b>3 days</b>           | \$50                       |
| ▪ Failure to Correct Inaccurate/Missing Data After Notification             | \$50                       |
| ▪ Failure to Add Required Associated Document After Notification            | \$50                       |
| ▪ Failure to Add Front Exterior Photo - <b>7 days from list date</b>        | \$50                       |
| ▪ Submission of Photos or Associated Documents without Copyright Permission | \$25/photo or document     |
| ▪ Input of False Data to Avoid Penalty                                      | \$100                      |
| ▪ Failure to Secure Required Contract for New Listing Entry                 | \$50 + deletion of listing |

## SHOWINGS

| Violation   | Fine Amount               |
|---|---------------------------|
| ▪ Listing Shown While Delayed, Withdrawn or Active/No Show              | Board of Directors Review |
| ▪ Listing Shown Prior to MLS Entry & Input as Delayed or Active/No Show | Board of Directors Review |

## LOCKBOX SYSTEM

| Violation  | 1st Offense* | 2nd Offense*              | 3rd Offense*       |
|--|--------------|---------------------------|--------------------|
| ▪ Unauthorized Property Access to Non-Member/Buyer | \$500        | \$1000 + 6 mo loss of key | SCWMLS Suspension  |
| ▪ Accessing Lockbox/Property without Confirmed App | \$500        | \$1000 + 6 mo loss of key | SCWMLS Suspension  |
| ▪ Giving Key to Non-Keyholder MLS Agent            | \$500        | \$500                     | SCWMLS Suspension  |
|  |              |                           | <b>Fine Amount</b> |
| ▪ Keybox Not Returned After Request                |              |                           | \$3/day            |
| ▪ Keybox Lost/Damaged                              |              |                           | \$50               |

\*Applies to Agent and Broker

## IDX

| Violation  | Fine Amount |
|--|-------------|
| ▪ Non-Compliant Website - <b>10 days from notification</b> | \$100/day   |

**PLEASE NOTE:** MLS Participants and subscribers will be required to attend a hearing, before the MLS Board of Directors or an appointed subgroup of the MLS Board of Directors, if they receive more than three (3) monetary sanctions in a calendar year. The MLS must copy the subscriber's participant on all notices of MLS rule violations that may result in a hearing. Brokers are responsible for all agents/teams and office staff and for any and all unpaid fines. Listing agents are responsible for unlicensed assistants or authorized team members who add/edit listings on their behalf. All sanctions above may be increased, upon review by the Board of Directors, if agent and/or office found in violation is a repeat offender. Fines issued will be appropriate and reasonable and will not exceed \$15,000 and/or MLS suspension.

[Click here for MLS Listing Rules](#)

Effective September 17th, 2025