

Clear Co-Op Policy FAQ

Effective March 1, 2020

Where can I review the NAR Clear Cooperation Policy?

- <https://www.nar.realtor/about-nar/policies/mls-clear-cooperation-policy>

What do I do if I witness a violation of this policy?

- File a complaint to the board here (SWIAR Complaint Form): <http://www.swiar.org/page8.asp>

Where is the fine schedule for violation of the Clear Co-Op Policy?

- Fines for violation of the Clear Co-Op Policy are as follows:
 - 1st Offense - \$100 Fine, plus \$100 for each additional day once notified by the MLS
 - \$500 flat fine to the agent's broker
 - 2nd Offense - \$500 Fine, plus \$100 for each additional day once notified by the MLS
 - \$1,500 flat fine to the agent's broker
 - 3rd Offense - \$1,000 fine, plus \$100 for each additional day once notified by the MLS
 - \$2,500 flat fine to the agent's broker
 - 4th Offense - Fine to be determined by the SWIAR Board of Directors up to the maximum allowable by the MLS, currently \$15,000

Why did this rule come into effect?

- Brokers and MLSs from across the country asked NAR to consider policy that will reinforce the consumer benefits of cooperation. The MLS creates an efficient marketplace and reinforces the pro-competitive, pro-consumer benefits that REALTORS® have long sought to support. After months of discussion and consideration within NAR's MLS Technology and Emerging Issues Advisory Board, this proposal was brought forth for the industry to discuss and consider, then approved by NAR's Board of Directors.

What constitutes "Public Marketing"?

- Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, brokerage website displays (including IDX and VOW), digital communications marketing (email blasts), multi-brokerage listing sharing networks, and applications available to the general public.

What about weekends?

- Business days exclude Saturdays, Sundays and holidays. For consistency among all REALTOR® Association MLSs, the approved timeframe is 1 business day.; "holidays" include all recognized federal and state holidays.

What do I do if my clients don't want to show their house for a week after we do the contract?

- Complete a "Sellers Request for Delayed Showings" form - available on Form Simplicity. You are still required to place the property on the MLS within 1 business day.

What mls do you have to put a property if licensed in both states? IA & NE

- Section 1.4 of the SWIAR and MLS Rules states that if the property is located in Pottawattamie, Mills, Harrison, Shelby, Montgomery, Fremont, or Page county, it must be listed in Flex.