



## 2026 POLICY & RULES UPDATES



CincyMLS has released the 2026 Rules and Regulations. The Board of Directors has approved several local updates, as well as those required by NAR.

[Download Red/Blue Lined 2026 CincyMLS Rules & Regulations](#)

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### Key Rule Changes

#### Local Updates

**Fine Escalations:** Certain violations may result in escalating fines. An initial violation will receive a compliance notice and a deadline. If the issue is not corrected, additional deadlines may be issued along with increased fines. Continued noncompliance may result in further penalties or additional action by CincyMLS. [Exhibit A](#)

**Media Modification:** Updates to Media Modification clarify how software and AI may be used while preserving the integrity of the images. These guidelines are designed to ensure the media remains accurate and does not mislead subscribers or consumers. [Article 11](#)

**Agency Agreement Requirements:** In accordance with Ohio House Bill 466 and CincyMLS policy, the following rules apply to all residential real estate activity, including data entry, promotion, and the use of MLS tools, systems, and services. [Article 12.11](#)

- Written agreement is required to market or advertise property.
- Written agreement is required before showing property (NAR requirement).
- Buyer Agency Agreement is required before submitting an offer to purchase or lease residential property, and before conducting a showing for NAR members.
- Required documentation must be submitted when requested by CincyMLS.

**Clarification Updates:** Several revisions and additions made to existing rules to provide greater clarity.

#### National Updates

##### Multiple Listing Options for Sellers [Article 9.20](#)

- **Office Exclusive Listing (Delayed or No Entry)** – The property may not be publicly marketed and will not be entered in MLS. If the listing is publicly marketed, it must be entered into the MLS and shared with participants within one (1) business day.
- **Delayed Marketing (Exclude or Delay IDX/Syndication)** – The property is entered into MLS and available to all subscribers; however, the listing will NOT be disseminated to third-party consumer-facing websites. The property may be publicly marketed.
- **Limited Marketing Authorization and Disclosure Form** – For Office Exclusive (No or Delayed Entry) or Delayed Marketing (Exclude or Delay IDX/Syndication), a Limited Marketing Authorization and Disclosure Form must be completed and signed by all parties. The form must be presented upon request by CincyMLS, but is not required to be uploaded to MLS.

TUESDAY TIP  
02/18/2026