

WHAT'S NEW?

WHAT'S NEXT?

CINCYMLS EXPANDS COMING SOON STATUS EXPOSURE

Coming Soon listings will soon be included in MLS data feeds such as VOW (Virtual Office Websites), broker websites, and national portals (where approved by the listing brokerage) unless the "Allow on Internet" field is set to NO.

This shift will allow properties to begin building awareness earlier in the marketing cycle and provide a more complete and consistent view of available inventory for consumers.

The Coming Soon Seller Authorization has been updated and will be used once the implementation is complete.



All Coming Soon rules remain in effect. The property may not be shown, and offers may not be presented until the Showing Start Date.

Implementation is in process, and a go-live date will be announced soon.

SOLD DATA INCLUDED IN DATA FEED TO REALTOR.COM



CincyMLS sold data and buyer agent attribution are now included in our data feed to Realtor.com and are displayed on their website. This enhancement provides greater transparency and a more complete view of transaction activity for consumers.

Buyer agents are now publicly credited on Realtor.com for their role in closed transactions.

HOMEBUYER'S PROTECTION ACT

Beginning April 3, Ohio real estate professionals will be required to present a Fair Housing Anti-Discrimination Disclosure to sellers as updates to Ohio House Bill 315 include the Homebuyer's Protection Act.

Before a seller can work with a real estate professional to market or show their home, they must sign a document acknowledging their awareness of federal and state fair housing laws and penalties.

In short, the disclosure must be signed by the seller before the property is entered into MLS, before a sign is placed in the yard, before a social media post is made, and before the house is shown.

It is important to note that if the seller refuses to sign the disclosure, a licensee cannot market or show the property on the seller's behalf.



The Fair Housing Anti-Discrimination Disclosure can be found at the Ohio Division of Real Estate and Ohio REALTORS® websites.

If you have questions about the Homebuyer's Protection Act, please contact the Ohio Division of Real Estate at 614.466.4100.

CAN LICENSEES ADVERTISE A PROPERTY WITHOUT AN AGREEMENT?



Effective October 24, 2024, Ohio House Bill 466 requires real estate licensees to have a written agency agreement in place before representing a buyer or seller in most real estate transactions.

KEY REQUIREMENT:

A licensee must have a signed agreement before they can market a seller's property.

Under HB466, licensed agents can no longer advertise or promote a property without a signed agreement. This applies to all types of marketing, including social media posts, flyers, or other promotions, even if the property address is not disclosed. Real estate licensees can no longer market a property without a written agreement.

This includes posts and advertisements that do not include address, price, location, or those on behalf of a friend. Licensees **MUST** have a written agreement before marketing a residential property.

Clear Cooperation rules are also in effect, and properties must be entered into MLS within one business day of public marketing.

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CINCYMLS ANNUAL FEES



CincyMLS is pleased to announce a **REDUCTION** in the Office Annual Fee (invoiced to the broker) from \$452 per office per year to \$250 per office per year, effective July 1, 2026.

The office annual fee supports the technical infrastructure and oversight required to maintain offices within the MLS. It supports broker-level services, system configuration, reporting, and compliance guidance, while ensuring offices are responsibly managed and maintained.

Licensee annual fees are not changing and will remain at their current rate. As a reminder, office fees are billed to the broker (in addition to their licensee fees), while licensee fees are assigned to each licensee.

This adjustment is designed to support our broker community while maintaining reliable service, data access, and tools.

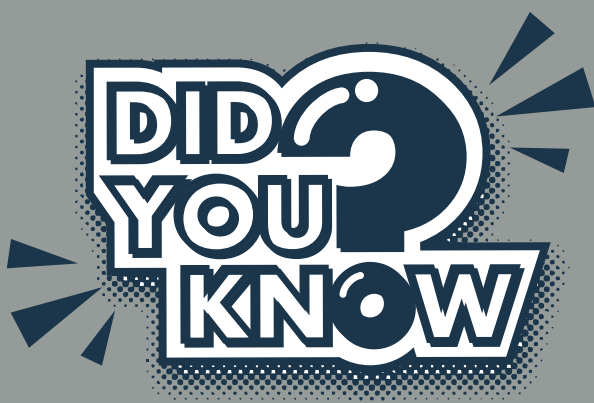
UNLICENSED USER FEE

Beginning with the MLS Annual Fees due July 1, 2026, unlicensed users (administrators, assistants, etc.) will be assessed an annual fee of \$120 plus tax. While these users have not been charged fees in the past, they are provided access to the same MLS tools, data, and resources as licensed users.

This update ensures that the cost of access and support is shared across all users, while also reinforcing accountability of access to CincyMLS and its ancillary tools. Establishing a fee creates a level of responsibility and oversight for unlicensed users utilizing the system.

To ensure accurate invoicing, brokers and office administrators are encouraged to audit their current roster to confirm that all unlicensed users and their emails are accurate and up-to-date.

If the roster review confirms any accounts that should be removed, contact Support@CincyMLS.com. MLS staff will inactivate these users.



EXPIRATION DATES

MLS requires a specific, written expiration date; a general period of time is not permitted. Each agreement must include a clear, predetermined date and match the MLS.

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