



NAR SETTLEMENT

EVERYTHING THAT YOU NEED TO KNOW ABOUT IT

CDAR SETTLEMENT FAQ

SUMMARY AT A GLANCE:

- Compensation fields will be removed from the MLS, and the MLS Rules and Regulations will remove all compensation language
- CDAR MLS Rules and Regulations and MLS System Changes goes into effect as of August 6, 2024
- NAR Settlement enforcement date is August 17, 2024
- Agents must be members of NAR by August 17, 2024 to be protected under the settlement agreement

1. WHY IS COMPENSATION BEING REMOVED FROM THE MLS?

The NAR Settlement of Sitzer/Burnett included the removal of all compensation and commission language from the MLS, and CDAR is removing all compensation fields from FLEX MLS. Compensation negotiations will not be allowed in our MLS at all.

2. IS THERE A SPECIFIC RULE TO KEEP IN MIND WITH THIS CHANGE?

Yes. Rule 7.12 in our MLS Rules and Regulations, “No Compensation Offers in the MLS,” means just that. If a member is found in violation of this rule, they will be subject to a no-warning \$1,500 fine.

3. WHEN DO THESE CHANGES GO INTO EFFECT?

Our updated MLS Rules and Regulations go into effect as of August 6, 2024. The NAR Settlement goes into effect on August 17, 2024.

4. WILL COMPENSATION INFORMATION BE HISTORICALLY SAVED?

Yes. Any listing entered as of the August 6th date will have all compensation and commission information remain, but will not be editable. This applies only to Closed, Expired, or Cancelled listings entered as of August 6th.



For more information about these changes, use the QR Code or visit...

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5. WHAT IS CHANGING IN FLEXMLS TO COMPLY WITH THESE RULE CHANGES?

The biggest change in FLEXMLS will be with the Commission Info and Compensation Fields. What you need to know is that these fields are being removed completely from the MLS. Following this change, and coupled with the updated MLS Rules and Regulations, you will NOT be permitted to add compensation language or commission information into the MLS at all. The below fields will be removed as of August 6, 2024 and will not be available for any listing in FLEXMLS.

Commission Info	
Buyer Agency Comp*	<input type="text"/>
Buyer Agency Comp Type*	Select One ▾
Compensation Remarks 🗨️	<input type="text"/>
Variable Rate Y/N	Select One ▾

6. ARE THERE NEW FORMS BEING INCLUDED FOR THE SETTLEMENT?

Yes. C.A.R. is releasing updated forms on July 24th to comply with the settlement. A full list can be found at our Settlement Scoop page or on C.A.R.'s website.

7. HOW WILL AGENTS BE PROTECTED BY THE SETTLEMENT?

As long as an agent is a member of NAR by the August 17th settlement effective date, they will be covered.

8. IS THE SETTLEMENT OFFICIAL AS OF AUGUST 17TH?

No. The settlement will not be officially approved until November 26th, which is the final hearing date for the settlement. The courts are expected to approve the final version of the settlement at that time.



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