

Article 04.12: Listings Not Available For Showing

Last Updated: September 27, 2026

A. Because Stellar MLS® exists to facilitate cooperation by Participants in the showing and sale of each other's listings, if no showings of any kind are available after the property has been entered into the MLS, the listing must be placed into the Temporarily Off Market (TOM) status until showings are again available, with the following exception:

- i. The property is under auction terms, or a property has been deemed unsafe with explanatory documentation for either uploaded as an attachment upon listing entry.

Listings may not be entered as Active prior to being available for actual showings by all Participants/Subscribers. For example: Stellar MLS will not accept listings with "No showings until MM-DD".

B. Active Listings that become temporarily unavailable for showing by other Participants for any reason whatsoever must be changed to "TOM" (Temporary Off Market) status within two days excluding weekends and federally recognized holidays and will expire automatically on the Expiration Date unless reactivated in the interim. The penalty for non-compliance of A or B is outlined in the Automatic Fine Schedule, Level II (See Article 11/Section 4.3).

C. Properties that are in TOM status may not be publicly marketed. The penalty for non-compliance is outlined in the Automatic Fine Schedule, Level III - Severe category (See Article 11/Section 4.3). (Amended 3/2020)

D. Unless written permission is obtained from the listing agent/broker or included in the listing, A fine will be imposed to any Participant/User contacting owner(s) of record when their listings are in an on market (ACT, PNC, TOM) status as outlined in the Automatic Fine Schedule, Level III - Severe category (See Article 11/Section 4.3).