



Appendix

Last Updated: September 27, 2026

Fine Matrix

Stellar MLS - Fine Details				
Rule	Warning vs. Automatic Fine	Time To Correct Error before Fine	Fine Amount	Repeat Offender Amount
Accepting Backups in Directions Field	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing
Accepting Backups In Remarks Field	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing
Active Listing with No Showings in Directions	Automatic Fine	Automatic Fine	\$100	\$250, \$500, \$1,000 within a 2 yr period; 4th offense = hearing
Active Listing with No Showings in Remarks	Automatic Fine	Automatic Fine	\$100	\$250, \$500, \$1,000 within a 2 yr period; 4th offense = hearing
Agent/Office Branding on Listing Photos	Automatic Fine	Automatic Fine	\$100	\$250, \$500, \$1,000 within a 2 yr period; 4th offense = hearing
Auction Properties	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing
Branded Virtual Tour	Automatic Fine	Automatic Fine	\$100	\$250, \$500, \$1,000 within a 2 yr period; 4th offense = hearing
Buyer Broker Agreement Form Violation	Automatic Fine	Automatic Fine	\$500	\$2,500 within a 2 yr period; 3rd offense = hearing
Calling/Access Codes in Driving Directions	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing

Stellar MLS - Fine Details

Rule	Warning vs. Automatic Fine	Time To Correct Error before Fine	Fine Amount	Repeat Offender Amount
Calling/Access Codes in Remarks	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing
Contact Information in Driving Directions	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing
Contact Information in Public Remarks	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing
Copyright Infringement	Automatic Fine	Automatic Fine	\$100	\$250, \$500, \$1,000 within a 2 yr period; 4th offense = hearing
Driving Directions	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing
Failure to Report Sold	Automatic Fine	Automatic Fine	\$100	\$250, \$500, \$1,000 within a 2 yr period; 4th offense = hearing
Incomplete Pre-construction Documentation	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing
Incomplete Pre-construction Pricing	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing
Incorrect Bed/Bath Count	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing
Incorrect Listing Status	Automatic Fine	Automatic Fine	\$100	\$250, \$500, \$1,000 within a 2 yr period; 4th offense = hearing

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Rule	Warning vs. Automatic Fine	Time To Correct Error before Fine	Fine Amount	Repeat Offender Amount
Incorrect Map Location	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing
Incorrect Photo in 1st Photo Slot	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing
Incorrect Selling Agent	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing
Incorrect Subdivision	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing
Invalid Garage/Carport	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing
Invalid Out of State Listing	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing
Invalid Property Type	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing
Invalid Sold Price	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing
Invalid Virtual Tour	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing
Listing Contains No Photos	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing

Stellar MLS - Fine Details

Rule	Warning vs. Automatic Fine	Time To Correct Error before Fine	Fine Amount	Repeat Offender Amount
Listing Manipulation	Automatic Fine	Automatic Fine	\$500	\$1,000, \$5,000, \$15,000 within a 2 yr period; 4th offense = hearing
Exempt Listings - Property Not Active in MLS System being Marketed	Automatic Fine	Automatic Fine	\$500	\$2,500 within a 2 yr period; 3rd offense = hearing
Open House in Directions	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing
Open House Information in Public Remarks	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing
Photo Violation	Automatic Fine	Automatic Fine	\$100	\$250, \$500, \$1,000 within a 2 yr period; 4th offense = hearing
Possible Incorrect/Incomplete Information	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing
Possible Incorrect Acreage/Lot Size	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing
Prohibited Commission/Compensation Verbiage Violation	Automatic Fine	Automatic Fine	\$500	\$2,500 within a 2 yr period; 3rd offense = hearing
Prohibited Concession Format	Automatic Fine	Automatic Fine	\$500	\$2,500 within a 2 yr period; 3rd offense = hearing
Required Signatures on Listings and Changes	Automatic Fine	Automatic Fine	\$500	\$1,000, \$5,000, \$15,000 within a 2 yr

Stellar MLS - Fine Details

Rule	Warning vs. Automatic Fine	Time To Correct Error before Fine	Fine Amount	Repeat Offender Amount
				period; 4th offense = hearing
Signage Visible in Listing Photos	Automatic Fine	Automatic Fine	\$100	\$250, \$500, \$1,000 within a 2 yr period; 4th offense = hearing
Text/Graphics on Listing Photos	Automatic Fine	Automatic Fine	\$100	\$250, \$500, \$1,000 within a 2 yr period; 4th offense = hearing
Use of external use/export of member contact information from Matrix	Automatic Fine	Automatic Fine	\$2,500	\$5,000 within a 2 yr period; 4th offense = hearing
URL in Public Remarks	Warning	3 Business Days	\$50	\$100, \$250, \$500 within a 2 yr period; 4th offense = hearing
Virtual Staging	Automatic Fine	Automatic Fine	\$100	\$250, \$500, \$1,000 within a 2 yr period; 4th offense = hearing
Allowing unauthorized access Internal	Automatic Fine	Automatic Fine	\$500	\$1,000, \$5,000 within a 2 yr period; 4th offense = hearing
Allowing unauthorized access External	Automatic Fine	Automatic Fine	\$2,500	\$5,000 within a 2 yr period; 4th offense = hearing

Stellar MLS - Fine Details				
Rule	Warning vs. Automatic Fine	Time To Correct Error before Fine	Fine Amount	Repeat Offender Amount
Courtesy Notices (sent out by the system)				
Pending with Past Expected Closing Date	Courtesy Notice	-	-	-
Courtesy Expiration Notice	Courtesy Notice	-	-	-
Courtesy Pending Notice	Courtesy Notice	-	-	-
Courtesy TOM	Courtesy Notice	-	-	-
End Date of Lease PRIOR Courtesy Notice	Courtesy Notice	-	-	-
End Date of Lease PAST Courtesy Notice	Courtesy Notice	-	-	-
***Not correcting listings after a fine has been paid	Automatic Fine	Automatic Fine	Escalating Schedule	\$25 Each Week Listing Is Not Corrected, Up to 30 Days, In Addition To Paying Fine

Property Class Definitions

Residential - If the property being listed falls under the following categories, the property must be entered into the Residential property class. Listings may also be entered into multiple property classes as long as they are in accordance with Article 4.7. It is the responsibility of the broker participant and subscriber to properly classify the class of property listed. By specifying the class of property listed, the listing broker affirms that the listing falls under the classification designated. The MLS shall have no affirmative responsibility to verify the property class of any listing filed with the service. However, the MLS shall have the right to make a determination as to the classification of the property class and if the listing broker does not reclassify it accordingly they may receive a fine per Article 11.4.

- 1/2 Duplex
- Condominium

- Condo - Hotel
- Dock / Rackominium
- Farm
- Manufactured / Mobile Home
- Modular Home
- Single Family Residence
- Townhouse
- Villa

Income - If the property being listed falls under the following categories, the property must be entered into the Multi Family property class. Listings may also be entered into multiple property classes as long as they are in accordance with Article 4.7. It is the responsibility of the broker participant and subscriber to properly classify the class of property listed. By specifying the class of property listed, the listing broker affirms that the listing falls under the classification designated. The MLS shall have no affirmative responsibility to verify the property class of any listing filed with the service. However, the MLS shall have the right to make a determination as to the classification of the property class and if the listing broker does not reclassify it accordingly they may receive a fine per Article 11.4.

- Quadruplex
- Triplex
- Duplex

Vacant Land - If the property being listed falls under the following categories, the property must be entered into the Vacant Land property class. Listings may also be entered into multiple property classes as long as they are in accordance with Article 4.7. It is the responsibility of the broker participant and subscriber to properly classify the class of property listed. By specifying the class of property listed, the listing broker affirms that the listing falls under the classification designated. The MLS shall have no affirmative responsibility to verify the property class of any listing filed with the service. However, the MLS shall have the right to make a determination as to the classification of the property class and if the listing broker does not reclassify it accordingly they may receive a fine per Article 11.4.

- Agricultural
- Billboard Site
- Business
- Cattle
- Commercial
- Farm
- Fishery
- Highway Frontage
- Horses
- Industrial
- Land Fill
- Livestock
- Mixed Use
- Mobile Home Use
- Multi-Family
- Nursery

- Orchard
- Other
- Pasture
- Poultry
- Ranch
- Residential Development
- Retail
- Row Crops
- Sod Farm
- Subdivision
- Well Field
- Working Ranch
- Timber
- Tracts
- Trans / Cell Tower
- Tree Farm
- Unimproved Land

Rental - If the property being listed falls under the following categories, the property must be entered into the Rental property class. Listings may also be entered into multiple property classes as long as they are in accordance with Article 4.7. It is the responsibility of the broker participant and subscriber to properly classify the class of property listed. By specifying the class of property listed, the listing broker affirms that the listing falls under the classification designated. The MLS shall have no affirmative responsibility to verify the property class of any listing filed with the service. However, the MLS shall have the right to make a determination as to the classification of the property class and if the listing broker does not reclassify it accordingly they may receive a fine per Article 11.4.

- 1/2 Duplex
- Apartment
- Condominium
- Condo-Hotel
- Dock / Rackominium
- Farm
- Garage Condo
- Manufactured / Mobile Home
- Mobile Home
- Single Family Residence
- Townhouse
- Villa

Commercial - If the property being listed falls under the following categories, the property must be entered into the Commercial property class. Listings may also be entered into multiple property classes as long as they are in accordance with Article 4.7. It is the responsibility of the broker participant and subscriber to properly classify the class of property listed. By specifying the class of property listed, the listing broker affirms that the listing falls under the classification designated. The MLS shall have no affirmative responsibility to verify the property class of any listing filed with the service. However, the MLS shall have

the right to make a determination as to the classification of the property class and if the listing broker does not reclassify it accordingly they may receive a fine per Article 11.4.

- Aeronautical
- Agriculture
- Arts and Entertainment
- Assembly Hall
- Assisted Living
- Auto Dealer
- Auto Service
- Bar / Tavern / Lounge
- Barber / Beauty
- Business
- Business Opportunity
- Business Opportunity No RE
- Business Opportunity with RE
- Car Wash
- Child Care
- Church
- Commercial
- Concession Trailers / Vehicles
- Construction / Contractor
- Convenience Store
- Distribution
- Distributor Routine Ven
- Education / School
- Farm
- Florist / Nursery
- Fashion / Specialty
- Flex Space
- Food & Beverage
- Gas Station
- Grocery
- Heavy Weight Sales Serv
- Hotel / Motel
- Industrial
- Manufacturing
- Light Items Sales Only
- Marine / Marina
- Medical Office
- Mixed Use
- Mobile / Trailer Park
- Multi-Family / Apartment (5+)
- Office
- Other

- Personal Services
- Professional / Office
- Professional Service
- Recreation
- Research and Development
- Residential
- Restaurant
- Retail
- Storage
- Shopping Center / Strip Center
- Theatre
- Timberland
- Veterinary
- Warehouse
- Wholesale