Article 01 - Name and Objective

Last Updated: October 13, 2026

Article 01.01: Name

The name of this organization shall be Stellar Multiple Listing Service. (Stellar MLS). All the shares of stock are solely and wholly-owned by:

- Bartow Board of REALTORS®
- East Polk County Association of REALTORS®
- Englewood Area Board of REALTORS®
- Flagler County Association of REALTORS®
- Gainesville-Alachua County Association of REALTORS®
- Lakeland Association of REALTORS®
- New Smyrna Beach Board of REALTORS®
- Ocala Marion County Association of REALTORS®
- Okeechobee County Board of REALTORS®
- Orlando Regional REALTOR® Association
- Osceola County Association of REALTORS®
- REALTOR® Association of Sarasota and Manatee County
- REALTORS® Association of Lake and Sumter Counties
- REALTORS® of Punta Gorda-Port Charlotte-Northport-Desoto, Inc.
- Suncoast Tampa Association of REALTORS®
- Venice Area Board of REALTORS®
- West Pasco Hernando Board of REALTORS®
- West Volusia Association of REALTORS®

(“Shareholder”)

Article 01.02: Purpose

Stellar MLS is formed to promote, establish, foster, develop and preserve the highest standards of the real estate profession in Florida, through the operation of the Stellar MLS. A Multiple Listing Service is a facility for the orderly correlation and dissemination of listing information so Participants may better serve their clients and customers and the public; a means of enhancing cooperation among Participants; a means by which information is accumulated and disseminated to enable authorized Participants to prepare appraisals, analyses, and other valuations of real property for bona fide clients and customers; and a means by which Participants engaging in real estate appraisal contribute to common databases. Cooperation is the obligation to share information on listed property and to make property available to other brokers for showing to prospective purchasers and tenants when it is in the best interests of their client(s). (Updated 8/2024)

Article 01.03: Definition of MLS Participant

Any REALTOR® of a Shareholder Association/Board, any other Association/Board or any

non-Realtor who is a principal, partner, corporate officer, or branch office manager acting on behalf of a principal, without further qualification, except as otherwise stipulated in these rules, shall be eligible to participate in Stellar MLS upon agreeing in writing to conform to the rules and regulations thereof and to pay the costs incidental thereto.* However, under no circumstances is any individual or firm, regardless of membership status, entitled to Multiple Listing Service “membership” or “participation” unless they hold a current, valid real estate broker’s license and agree to cooperate with other Participants or are licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property. Cooperation is the obligation to share information on listed property and to make property available to other brokers for showing to prospective purchasers and tenants when it is in the best interests of their clients.

There can be only one designated Participant per company. The MLS Participant is responsible for ensuring that all affiliated Subscribers, including registered staff, broker or agent assistants, comply with the rules, regulations and policies of the Service.

** Use of information developed by or published by Stellar MLS is strictly limited to the activities authorized under a Participant’s licensure(s) or certification and unauthorized uses are prohibited. Further, none of the foregoing is intended to convey “participation” or “membership” or any right of access to information developed by or published by a Board Multiple Listing Service where access to such information is prohibited by law.

Note: Mere possession of a broker’s license is not sufficient to qualify for MLS participation. Rather, the requirement that an individual or firm cooperates means that the Participant actively endeavors during the operation of its real estate business to list real property of the type listed on the MLS, shares information on listed property, and makes property available to other brokers for showing to prospective purchasers and tenants when it is in the best interests of their clients. “Actively” means on a continual and on-going basis during the operation of the Participant’s real estate business. The ‘actively” requirement is not intended to preclude MLS participation by a Participant or potential Participant that operates a real estate business on a part time, seasonal, or similarly time-limited basis or that has its business interrupted by periods of relative inactivity occasioned by market conditions. Similarly, the requirement is not intended to deny MLS participation to a Participant or potential Participant who has not achieved a minimum number of transactions despite good faith efforts. Nor is it intended to permit an MLS to deny participation based on the level of service provided by the Participant or potential Participant as long as the level of service satisfies state law.

The key is that the Participant or potential Participant actively cooperates with respect to properties of the type that are listed on the MLS in which participation is sought. Cooperation is the obligation to share information on listed property and to make property available to other brokers for showing to prospective purchasers and tenants when it is in the best interests of their client(s). This requirement does not permit an MLS to deny participation to a Participant or potential Participant that operates a Virtual Office Website (“VOW”) (including a VOW that the Participant uses to refer customers to other Participants) if the Participant or potential Participant actively endeavors to cooperate . An MLS may evaluate whether a Participant or potential Participant actively endeavors during the operation of its real estate business to cooperate only if the MLS has a reasonable basis to believe that the Participant or potential Participant is in fact not doing so. The membership requirement shall be applied on a nondiscriminatory manner to all Participants and potential Participants. (updated 8/2024).