



# **Article 15 - Use of Stellar MLS Information**

*Last Updated: September 27, 2026*

## **Article 15.01: Limitations on Use of Stellar MLS Information**

### **A. Use of Statistical Reports**

Use of information from the Stellar MLS Compilation Data from the Association's "Statistical Report", or from any "sold" or "comparable" report of the member Association or Stellar MLS for public mass-media advertising by an Stellar MLS Participant or in other public representations is not prohibited. However, any advertising or other forms of public representations based in whole or in part on information supplied by the member Association or Stellar MLS must clearly demonstrate the period of time over which such claims are based and must include the following Notice:

**Note:** "Based on information from Stellar MLS for the period (date through date)."

### **B. Use of Office/Firm and Agent Ranking Reports**

Participants and Subscribers may include agent ranking reports in presentations directly to a potential client/customer. However, mass publication of Agent Ranking Reports is prohibited by Participants and Subscribers. In addition, only a Participant may produce any print or non print form of office/firm reports or other forms of public representations based in whole or in part of information supplied by the association or Stellar MLS and must clearly demonstrate the period of time in which such claims are based.

**Note:** "Based on information from Stellar MLS and sourced by (Broker Name/Office Name) for the period (date through date).

## **Article 15.02: Access of the Stellar MLS Data Base**

Unauthorized access of the Stellar MLS database shall be viewed as a violation of Stellar MLS membership duties and responsibilities and shall cause a Participant to be subject to disciplinary action by the Stellar MLS Board of Directors.

## **Article 15.03: Purpose and Use of the Stellar MLS Data Base**

In recognition that the purpose of the Stellar MLS is to market properties, and cooperate with other Participants and Subscribers, and that owner(s) of record of properties filed with Stellar MLS have not given permission to disseminate, sell, or exchange the information for any other purpose. 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).

**A.** Participants and Subscribers are expressly prohibited from using Compilation Data or any purpose other than to market property or to support market evaluations or appraisals as specifically set forth herein.

**B.** Use of the MLS data or data feed to directly or indirectly establish or maintain a platform of offers of compensation from multiple brokers or other buyer representatives is prohibited and violation will result in termination of the Participant's access to any MLS data or data feeds.

**C.** Nothing herein shall limit the Stellar MLS from entering into licensing agreements with third parties to use this information.

(Update 8/2024)

## **Article 15.04: Use of Contact Information from the MLS**

- A.** Contact Information Defined. Contact information is defined as member name, office affiliation, phone number(s), fax number(s) and email addresses, Website URL's and any other contact or identifying information.
- B.** For Internal Use Only. Contact information in the MLS system is intended for use between members for communication purposes only.
- C.** Violations. Members who provide contact information to any party for other than member/member communication will be subject to an automatic fine as outlined in the Automatic Fine Schedule, Level III (See Article 11/Section 4.3)

## **Article 15.05: Use of Office / Firm And Agent Ranking Data**

External use Information from MLS compilations of current listing information, from statistical reports, and from any sold or comparable report of the association or MLS may be used by MLS participants as the basis for aggregated demonstrations of market share or comparisons of firms in public mass-media advertising or in other public representations. This authority does not convey the right to include in any such advertising or representation information about specific properties which are listed with other participants, or which were sold by other participants (as either listing or cooperating broker).

However, any print or non-print forms of advertising or other forms of public representations based in whole or in part on information supplied by the association or its MLS must clearly demonstrate the period of time over which such claims are based, in addition to the property type and geographic characteristics used in running the report. and must include the following, or substantially similar, notice:

"Based on information from Stellar MLS and sourced by {Broker Name/Office Name} for the period {date through date}, for {type of property used in search parameters} in {county/city/zip code or subdivision used in search parameters}."(Updated 3/2026)

## **Article 15.06: Participant Data Feed**

A Multiple Listing Service must, upon request, promptly provide an MLS Participant (or the Participant's designee) a data feed containing, at minimum, all active MLS listing content input into the MLS by or on behalf of the Participant and all of the Participant's off-market listing content available in the MLS system. The delivery charges for the Participant's listing content shall be reasonably related to the actual costs incurred by the MLS. The data feed must be in compliance with the RESO Standards as provided for in MLS Policy Statement 7.90.

**Note:** Stellar MLS will not limit the use of the Participant's listing content by the Participant or the Participant's designee.