

State-Wide MLS Revised Fees and Non-REALTOR® Access FAQs

As of May 1, 2025, State-Wide MLS will no longer require REALTOR® membership. What specific rules apply?

- Participants and Subscribers must be licensed to sell real estate.
- Brokers do NOT have to be REALTORS® to participate in the MLS.
- Since MLS access is obtained at the Participant (broker) level, the decision to be a REALTOR® or non-REALTOR® office within State-Wide MLS, rests with the broker.
- Individual Subscribers (licensees), within a REALTOR® office, cannot independently seek non-REALTOR® access.

Will there be an increase in MLS Fees?

- Yes, the State-Wide MLS Board of Directors approved a new fee schedule for both State-Wide MLS fees and fines effective May 1, 2025.
- This increase is necessary to keep up with the rising costs of providing MLS services.
- Fees have remained the same for the past twenty (20) years.
- All State-Wide MLS Participants and Subscribers will receive the same level of service for the same fee, regardless of REALTOR® status.

Why is there no price differential between REALTORS® and non-REALTORS®?

- Decisions to charge different fees that are not based on actual costs increase liability to the company and its participants and subscribers for anti-competitive practices.
- State-Wide MLS will not incur additional expenses or costs to provide services to non-REALTORS®.
- Setting pricing for goods and services and subsequently charging different fees to different market segments must be based on actual costs in providing those services to justify the basis for the cost differential.
- The Department of Justice (DOJ) continues to investigate real estate practices.
- There are multiple open lawsuits nationally challenging the tying relationships between REALTOR® Association membership requirements, MLS access, and fees.

Are there any other changes other than the revised MLS Fees?

- Effective May 1, 2025, the MLS monthly office fee will now include one (1) MLS administrator at no extra charge.

If my brokerage drops its REALTOR® membership, can I maintain my REALTOR® status?

- To be a REALTOR® member, you must affiliate with a brokerage that holds REALTOR® membership.