

MAAR RULES UPDATE:

SECTION 14.3.8 REVISED IDX DISCLAIMER LANGUAGE

Following review with MLS legal counsel, MAAR has updated the required IDX disclaimer language found in Section 14.3.8 of our MLS Rules and Regulations. The Board of Directors approved the change, and it is effective as of November 20, 2025.

The changes are as follows:

Section 14.3.8. Participants (and their affiliated licensees, if applicable) shall indicate on their websites that IDX information is provided exclusively for consumers' personal, non-commercial use, that it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing, and that the data is deemed reliable but is not guaranteed accurate by the MLS. Displays of minimal information (e.g. "thumbnails", text messages, "tweets", etc., of two hundred (200) characters or less are exempt from this requirement but only when linked directly to a display that includes all required disclosures.

The following disclaimer must be posted on each page where listing data is displayed: "*Some or all of the listings displayed may not belong to the firm whose website is being visited*". The following must either be viewable via a

link on each page where listing data is displayed or displayed in full on each page: ~~Copyright© (insert current year) Memphis Area Association of REALTORS®. The information provided is for the consumer's personal, non-commercial use and may not be used for any purpose other than to identify prospective properties that the consumer may be interested in purchasing. Information deemed reliable but is not guaranteed accurate. Some or all of the listings displayed may not belong to the firm whose web site is being visited."~~ Listing content and images Copyright [Current Year] Memphis Area Association of REALTORS®. Information provided is for the consumer's personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Do not rely upon listing data without independently verifying it. -Displays of minimal information (e.g. "thumbnails", text messages, "tweets", etc., of two hundred (200) characters or less are exempt from this requirement but only when linked directly to a display that includes all required disclosures.

WHAT DOES THIS MEAN

- Essentially, the disclaimer language is required to be displayed alongside MLS listing data on all IDX websites.
- All Tech Providers have been notified of the updated language.
 - Tech Providers are the companies you (agents and brokers) hire to manage your data products, such as your website. Some Brokers may manage data inhouse, and not utilize a tech provider.
- Members should work directly with their website Tech Provider or in house tech support to confirm the revised required disclaimer is displayed correctly.

Full Set of MLS Rules and Regulations

Question? Contact MLSSupport@MAAR.org