



7 Bright MLS Rules to Know for Subscribers

Bright MLS is the result of 9 organizations coming together to create one MLS and simplify the MLS landscape. One of the important tasks these organizations tackled was creating a new set of rules for Bright MLS that considered the local needs of this new expanded footprint. Representatives of all 9 MLSs collaborated to determine the rules, statuses and property types. While most of the rules will be familiar since they are consistent with existing MRIS rules, there are few details that we want to highlight for you. Here are 7 of them:

1. All changes to listings, including initial entry, status and price changes must be completed within 3 business days of the start of the listing term (which may or may not coincide with the date the listing agreement was signed by all parties) or effective date of the change.
2. If requested, you must provide copies of listing agreements and all related addenda to Bright within 3 business days.
3. If the seller does not want the listing entered into Bright, then the subscriber must obtain certification for the exempted listing and submit the documentation to Bright within 3 (three) business days. This [Waiver of Broker Cooperation Form](#) or other certification signed by the seller is acceptable.
4. A listing not marketed in Bright may be added to the MLS after it has sold, if the property wasn't listed, was listed with a non-Bright participant or was subject to an open listing agreement.
5. Cooperative Compensation may not be based upon Net Sales Price. Cooperative Compensation must be offered as a percentage of the Gross Sales Price, as a flat dollar amount or combination of the two. For new construction only, Cooperative Compensation may be offered as a percentage of the base sales price, which is defined as the price before any buyer upgrades.
6. DOM and CDOM accumulates when a listing is in Active or Active Under Contract Status.
7. CDOM will reset on the 61st day if a property's status was Expired, Withdrawn, or Cancelled. CDOM will reset if a property is in Closed Status.

**The Bright Rules take effect
when you power up to
Bright MLS.**



Bright MLS Property Types

Residential

Residential Lease

Farm

Commercial Sale

Commercial Lease

Land

Multi-family

Business Opportunity

The property types should be familiar to you as well, though some may no longer be grouped together. A few things to note:

Commercial Sale/Lease properties include buildings that are zoned for commercial use and/or residential dwellings of 5+ units or as specified by regulatory law.

Business Opportunity is a business for sale that does not include the real property, but does include a leasehold interest in real property, which is transferred in conjunction with the business.

Residential, Residential Lease and **Farm** properties are under separate property types.

Commercial Sale and **Commercial Lease** are under separate property types.

Status Comparisons

Bright status	Prior MRIS status
Active	Active, APP REG
Active under contract	CNTG/KO, CNTG/No KO
Cancelled	Withdrawn
Closed	Sold, Rented
Coming soon	Coming Soon
Expired	Expired
Temporarily off the Market	Temporarily off the Market
Pending	Contract
Withdrawn	Withdrawn



Please note: If there are any differences between Bright's Rules & Regulations and state regulations, the state regulations supersede Bright's Rules & Regulations.



Have a question? Contact Customer Support

Monday – Friday 8:00am - 8:00pm
Saturday – Sunday 9:00am - 6:00pm
1-844-55-BRIGHT (1-844-552-7444)