



8 Bright MLS Rules to Know for the Sussex County Association of REALTORS®

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 that considered the new expanded footprint as well as local needs. To do this, representatives of all 9 MLSs collaborated to determine the rules, statuses and property types.

While most of the rules will be familiar since they follow the National Association of REALTORS® model rules, there are some details that will be new. Here are 8 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. Listings subject to auction terms are permitted.
3. If requested, you must provide copies of listing agreements and all related addenda to Bright within 3 business days.
4. Every listing must include at least one listing photo. This is across all property types, but must include a curbside photo (residential – non-new construction), an architectural rendering (new construction) or a plat/survey (unimproved non-residential).
5. Bright reserves the right to edit listing content.
6. A listing that is 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.
7. 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.
8. Licensed Non-REALTOR® participants are required to participate in the REALTOR® complaint and arbitration process, and may have their MLS access suspended if they refuse to pay an award as the non-prevailing party in an arbitration decision.

**These 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 be 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.

Status Comparisons

Bright status	Prior Sussex status
Active	Active Short Sales (will require special disclosures)
Active under contract	Active with Kickout
Cancelled	Withdrawn
Closed	Sold
Coming soon	N/A
Expired	Expired
Temporarily off the market	N/A
Pending	Pending
Withdrawn	N/A



*If there are any differences between Bright's Rules and 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

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