

MLS Clear Cooperation Policy

How Do I Know if My Listing is Required for Entry on the MLS?

What property type is it?

ALL property types, with the exception of Commercial, are required to be entered on the MLS within three (3) weekdays

What is the Lot Size?

All required property types, with the exception of Commercial, on lot sizes of 40.000 acres or less are required to be entered on the MLS within three (3) weekdays

Is it in our Service Area?

All required property types on lot sizes of 40.000 acres or less, located within the Big Sky Country MLS service must be entered on the MLS within three (3) weekdays.



What is the Big Sky Country MLS Service Area?

Beaverhead, Broadwater, Deer Lodge, Gallatin, Granite, Jefferson, Madison, Meagher, Park, Silver Bow, & Sweet Grass

Triggers for Policy

Listing agreement is signed:

3 weekdays to enter listing on the MLS

Marketed before the 3rd weekday

Clear Cooperation is triggered - you must enter your listing on the MLS within one (1) weekday

List is not ready for market:

The *Listing Exemption Authorization* form must be submitted to the MLS office within three (3) weekdays of the listing agreement being signed

Property is publicly marketed at any time after the Listing Exemption Authorization form is submitted

Clear Cooperation is triggered - you must enter your listing on the MLS within one (1) weekday

What Counts as Public Marketing?



Flyers displayed in windows



Yard signs



Digital marketing on public facing websites



Brokerage website displays (including IDX and VOW)



Digital communications marketing (email blasts)

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What if my seller doesn't want it on the MLS?

Property type:

Anything Residential
Anything Multi-Family
Anything Farm or Ranch



Listing Exemption Authorization for RESIDENCE



Public Advertising of Residential, Multi-Family, Farm or Ranch properties is NOT permitted

Property types like these that are not going to be on the MLS are considered "Office Exclusive" listings. These properties may only be marketed within the listing Brokerage and Brokerages within the firm. If at any point during the term of the listing agreement the property is marketed to the public, the listing must be entered on the MLS by 11:00 PM the following weekday.

Property type:

Anything Land



Listing Exemption Authorization for VACANT LAND



Public Advertising of Vacant Land properties IS permitted

Vacant Land is a required property type, but it is exempt from public advertising rules.



What happens if the lot is built on?

Once excavation on the lot has begun, it is considered a residence. If the property is going to remain off the MLS, all public advertising must stop (see reverse side for a description of public advertising).

- The **Listing Exemption Authorization for RESIDENCE** would need to be submitted within three (3) weekdays from the day excavation of the property began.

Property type:

Any residential development that includes the sale of five (5) or more individual units, all owned by the same person or entity



Listing Exemption Authorization for RESIDENTIAL DEVELOPMENT



Public Advertising of Residential Development properties IS permitted

Large developments like master-plan communities, condo developments, tract housing, etc., are also exempt from public advertisement rules. These property types are part of a unique business model. Requiring all properties within large residential developments like these would flood the market. For that reason, listing agents may keep these properties off the MLS and still advertise them to the public.



What happens when the majority of the available residences have sold and there are now less than five (5) units for sale?

The listing would no longer qualify as a residential development. A Listing Exemption Authorization for RESIDENCE form would need to be submitted for each of the remaining 4 or less units. All public advertising for these properties would need to stop immediately. If public advertising continues beyond one (1) weekday of the listing being disqualified from the Residential Development type, all remaining properties would need to be entered on the MLS by 11:00 PM the following weekday.