

Rules & Regulations Q & A:

Q: “I am a broker-participant in CRIS. Will I be charged for all licensees affiliated with me in offices located in the CRIS jurisdiction?”

A: Yes, unless an applicable waiver signed by both you and any licensee not currently belonging to CRIS has been properly submitted and approved by CRIS. For offices that are affiliated with you (you are listed as a Designated REALTOR® DR) outside of CRIS jurisdiction, please contact the CRIS Membership Coordinator for additional details and information.

Q: “What are the terms of the waiver that I and my licensee must sign in order for me not to be charged for that particular licensee?”

A: In the waiver the applicant must include each of the following:

- 1) A statement that the licensee is a member of a Realtor® owned MLS other than CRIS with current dues paid in full.
- 2) A statement that the licensee does not require any CRIS services.
- 3) A statement that the licensee will not utilize any CRIS services.

Q: “I am a broker-participant in CRIS. If a licensee with my company, who is not a member of CRIS, lists a property located in the CRIS jurisdiction, can another licensee, who is a member of CRIS, place the property in CRIS?”

A: No. Section 9.4 of the CRIS Rules & Regulations provide for a \$500 penalty for “Improper Use of the System” which the section states shall include but not necessarily be limited to the following:

- 1) Placing a listing on the CRIS System that was, in fact, solicited by a non CRIS member;
- 2) Providing any MLS information to anyone other than a member of CRIS;
- 3) Allowing a non-member of CRIS to co-list a CRIS listing.

Q: “I am a broker-participant in CRIS. If a licensee with my company is serving as Personal assistant only, will I be charged for him/her?”

A: Yes. You will be charged for all “licensees” affiliated with you who have not signed a waiver form (see questions above).

Q: “I am a broker-participant in CRIS. Do I have to enter all listings of properties located in the CRIS jurisdiction into the CRIS System?”

A: Yes.

Q: “Do I have to enter listings of properties located outside the CRIS jurisdiction?”

A: While not required by CRIS Rules and Regulations, this is a decision for the seller and/or broker.

Q: “What is the rationale for the requirement regarding listings in the CRIS jurisdiction?”

A: Article 1 of the NAR Code of Ethics requires members representing sellers to pledge themselves to protect and promote the interests of their clients. Failure to enter a listing in the MLS serving the members in the area where the property is located could be considered a violation of the Article. Further, an agent in the CRIS jurisdiction, (e.g. listing a property located in That jurisdiction), cannot rely on the offer of compensation offered in that MLS to agents representing buyers unless they are a member of the MLS or their current MLS has an Agreement with the MLS in question to reciprocate commissions, since offers of compensation are offered only to members of the MLS.

Q: “ I am a broker-participant member of CRIS. I have an office located in the CRIS jurisdiction and an office located outside the CRIS jurisdiction. Can one of my agents in the CRIS jurisdiction, (who is a member of CRIS), co-list with an agent in my office located outside the CRIS jurisdiction, (who is not a member of CRIS) a property located in the CRIS jurisdiction?”

A: No. Section 9.4 of the CRIS Rules & Regulations provide for a penalty for “Improper Use of the System”. Permitting a non-CRIS member to share as a co-Lister would constitute improper use of the system.