



Missouri REALTORS® Brokers,

In this month's *Broker Connection*, you'll find legal resources related to a Missouri REALTORS® mid-year forms and revisions update, the National Association of REALTORS® settlement, legislative news, plus tools to help you manage your brokerage.

We encourage you to visit broker.realtor for a variety of resources, including the [Broker Community](#) on THE LANDING to connect with brokers across Missouri. And remember, our dedicated Missouri REALTORS® [staff](#) and [Leadership Team](#) are here to support you every step of the way.

Sincerely,

Breanna Vanstrom, MBA, RCE, CAE
CEO, Missouri REALTORS®
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LEGAL UPDATE

Mid-Year Forms and Revisions Update

Effective **July 29, 2024**, changes to the Standard Forms library will go into effect. Please watch the latest edition of [Keeping it Legal](#) to learn about these updates.

Missouri REALTORS® website has also been updated to include a new [Standard Forms and Revisions Mid-Year Update](#) page. Visit the [Standard Forms page](#) for a complete list of all Missouri REALTORS® forms, including a "clean" & "redlined" copy of each new and revised form. Stay tuned for upcoming revisions to the 2024 Forms Instructional Manual, which will include these revisions.

Direct licensing is also available for Missouri REALTORS® forms for brokers to use in their in-house management systems. We have created an [introductory video](#) (or refresher) highlighting a few of the services we provide.

For questions related to Missouri REALTORS® Standard Forms, contact [Legal Line](#) at (573) 447-5278.

Register Today! | Standard Forms and Revisions Webinar

Taking place June 25, July 9, and July 30, Missouri REALTORS® General Counsel, Robert Campbell, will host a webinar focused on mid-year forms revisions specific to listing agreements and buyer's agency agreements. The residential sale contract will also be discussed in addition to form MSC-4025R (new), "Compensation Agreement Rider," and existing form MSC-4020, "Cooperation Agreement between Brokers."

Content for all three webinars will remain the same and is available to Missouri REALTORS® members.

REGISTER

Understanding New Rules on Offers of Compensation

Beginning August 17, 2024, offers of cooperative compensation will not be allowed in an MLS listing. Find out how new rules affect offers of compensation and how offers may be communicated, while being prepared for the practice changes.

Watch "[Window to the Law](#)" to learn more.

A Guide to Written Buyer Agreements and New FAQs

As part of NAR's commitment to help REALTORS® navigate the changes required by the recent settlement agreement, NAR has created a new resource for one of the key practice changes required by the settlement and updated the FAQ on [facts.realtor](#) with helpful, new information:

Guide on Written Buyer Agreements:

Beginning August 17, 2024, a buyer representative "working with" a buyer will be required to enter into a written agreement with the buyer prior to touring a home, including both in-person and live virtual tours. This resource provides information about what provisions must be included in the written agreement pursuant to the NAR settlement. This guide is available on NAR's centralized website ([here](#)).

FAQ Updates:

NAR has added new material and made updates to the FAQ on [facts.realtor](#). This information provides further clarity on issues including steering (questions 46-49) and written listing agreements (questions 50-53). The format of the FAQ has also been updated to better display the timing of the latest updates.

ADVOCACY UPDATE

Capitol Update: 2024 REALTORS® Session Wrap-Up

The 2024 Missouri legislative session concluded on Friday, May 17, with the final gavel in the House falling more than three hours before the 6:00 p.m. constitutional deadline. To learn more about the 2024 legislation session, visit the latest [Missouri REALTOR® Party Capitol Update](#).

Highlights include:

- Eviction Moratorium Passes On Two Bills
- Land Banks Finally Gain Legislative Approval
- Economic Development Protections/Incentives
- Citizen Initiative Petition Power Protected
- Missouri Non-Discrimination Act (MONA)

Tune into the Advocacy Scoop Podcast!

Haven't tuned in yet? The first three episodes of the [Advocacy Scoop](#), featuring NAR's Chief Advocacy Officer, Shannon McGahn, and Director of Advocacy Communications, Patrick Newton, are live! [Click here](#) to listen and subscribe.

The Advocacy Scoop is dedicated to peeling back the curtain on the advocacy operation of the world's largest trade association. The real estate sector makes up nearly 20% of the entire U.S. economy, and NAR's advocacy work is critical for housing affordability and protecting private property rights. Listeners will walk away with a better understanding of how NAR's advocacy operation works, its many successes, and how the advocacy team is faring on some of NAR's biggest legislative fights. Shannon and Patrick will also share insights on the 2024 Election, including stories you won't hear anywhere else.

BROKERAGE MANAGEMENT

Legal Update & Unlocking Agent Potential: Mastering Value Proposition in Real Estate

Hear from NAR's Legal Team and Missouri REALTORS® Past President John D. Mayfield in an empowering webinar designed specifically for real estate brokers and managers. During this time, you will explore innovative strategies and practical tools to help your agents stand out in a crowded marketplace by effectively showcasing their unique value to clients.

This webinar is hosted by NAR and will take place on Wednesday, June 26, 2024, at 12:00 p.m. CST.

REGISTER NOW

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