



**MLS Administrator Meeting
2026 Winter Business Conference
January 27, 2026, | 1:15 – 2:15pm
University Plaza Hotel**

Chair: Wes Miller

Vice Chair: Brian Toohey

Staff Liaison: Tracey Yost

Welcome and Opening Remarks

- Introduce Chair, Vice Chair, and Staff Liaison
- *We seek to cultivate a culture of belonging where everyone can participate to the full extent of their talents and abilities for their personal success and for the success of Missouri REALTORS®.*
- Stay connected with our community on The Landing
- 100% RPAC Challenge
- Code of Ethics Enforcement Brochure

Discussion Topics

- MLS Approved Changes from NAR NXT 2025 (attached)
- MLS Self-Certification- Deadline March 1, 2026 (scan QR Code below for full details)
- The MLS and AI - Open AI Integration (Passed in California only at this time)
 - Use of AI Images in the MLS Starting January 1st, 2026, CA Bill AB-723 prevents AI images from being used for real estate listings.
What it means:
 - Any altered image, above normal photo editing, must be disclosed
 - Any image that alters the structure cannot be used in the MLS or any other advertising (flyers, social media, etc.)
 - Sky swaps (cloudy day to blue skies), virtual twilights, virtual staging, item removal, changing the color of the grass, etc., must all be disclosed, and the original, unaltered image must be included in the listing
 - If you have been using ChatGPT or Nano Banana (Google Gemini) to alter images, those photos cannot be used, as both those AI programs "rebuild" the image from scratch
- Limited Service Agreements
- Clear Cooperation
- Adjourn



Mission: To advance the real estate profession by safeguarding private property rights, providing essential resources, and leading with advocacy and professionalism.

Values: *Professionalism* — We value the combination of integrity and expertise. *Advocacy* — We are stewards of the profession, including but not limited to, legislative efforts.
Inclusive Collaboration — We work with diverse communities internally and externally for the betterment of the profession.

Anti-Trust Policy: All persons affiliated with the real estate industry need to be mindful of the constraints of the anti-trust laws. There shall be no discussions of agreements or concerted actions that may restrain competition. This prohibition includes the exchange of information concerning individual REALTOR® commissions, market practice or any other competitive aspect of an individual REALTORS® operation. Each Missouri REALTORS® Executive Committee member, Board of Director's member or meeting participant is obligated to speak up immediately for the purpose of preventing any discussion falling outside the bounds indicated.

FAQ: LOCAL REALTOR® ASSOCIATIONS AND MLS ACCESS

At the 2025 NXT Conference, the NAR Executive Committee voted to [approve 18 changes](#) pursuant to the risk mitigation assessment, including repealing and amending several policies in the MLS Handbook related to association membership and MLS participation. Here's what that means for NAR members and MLS participants:

What was announced at NXT?

NAR's Executive Committee approved 18 changes to the MLS Handbook aimed at strengthening and modernizing NAR's policies, reflecting NAR's efforts to align MLS policies with how real estate professionals do business today. The goals of the changes were to:

- Reinforce matters of local discretion, such as non-member access to MLS;
- Modernize administrative, operations, and enforcement rules; and
- Remove outdated MLS enforcement practices.

What was the intent of Policy Statements 7.7 and 7.55?

Policy Statements 7.7 and 7.55 were not mandatory policies. They simply affirmed the MLSs' local discretion to require membership in a local REALTOR® Association to participate in an MLS or alternatively, open the MLS to non-member participants.

Why were Policy Statements 7.7 and 7.55 repealed?

Policy Statements 7.7 and 7.55 were not mandatory policies. To provide more clarity and further simplify the MLS Handbook, it was deemed unnecessary because they stated something that was already true: that each MLS is able to require association membership to access the MLS if they choose.

What is the effect of repealing Policy Statement 7.7 and 7.55?

The repeal of Policy Statements 7.7 and 7.55 reinforces that MLSs have full discretion over whether or not to require participants to be association members.

What was Policy Statement 7.25?

Policy Statement 7.25 requested associations to inform both the state and national associations if they receive a request for MLS access without association membership. This policy did not change the MLSs' local discretion to require association membership – or opt to not require it.

Why was Policy Statement 7.25 repealed?

Policy Statement 7.25 was not enforced. Therefore, to provide more clarity and further simplify the MLS Handbook, it was deemed unnecessary.

What is the effect of repealing Policy Statement 7.25?

The repeal of Policy Statement 7.25 reinforces that MLSs have full discretion over whether or not to require participants to be association members.

Do these changes mean that MLS participation is available to nonmembers nationwide?

No. Since the mid-1990s there has not been a national NAR requirement for association membership to participate in an MLS. The decision of whether to require association membership continues to be the sole decision of each MLS and will remain that way following this update.

Can a REALTOR® association owned MLS still require association membership?

Yes, this continues to be a local decision for each MLS to either require association membership or to not require it.

Does the repeal of these policy statements reflect any change in NAR's support of REALTOR® association owned MLSs?

No, NAR is committed to providing support to state and local associations and REALTOR® association owned MLSs which includes the insurance program, antitrust defense fund, and other ways.

Do the changes affect the Designated REALTOR® Dues Formula?

No, the MLS changes do not impact the Designated REALTOR® Dues Formula which was established to ensure fairness, efficiency, and equity in how dues are assessed across REALTOR® firms and their receipt of all association resources and services.

What's the difference between association membership and MLS Participation?

Association membership and MLS access are two different things.

- Association membership means the person is a REALTOR®. They commit to the NAR Code of Ethics, and they receive benefits such as advocacy, education, research, business tools, legal resources, and the power of the REALTOR® brand.
- MLS Participation is a separate service —it's the platform where real estate professionals can list and see properties, see and use market data for purposes like valuations and research, and cooperate with other brokers.

When will the repeal go into effect?

The repeal/amendments of the policies take effect January 1, 2026, and will be reflected in the next published edition of the MLS Handbook.

Who can I contact if I have further questions?

Please reach out to NARpolicyquestions@nar.realtor.