

CVR MLS Rules and Regulations
April 2026 Rules Changes

Section 5.1.2 Coming Soon Status – Terms and conditions of use

1. Only properties subject to a ratified listing agreement and pre-marketing addendum may be entered under the Coming Soon status. Coming Soon listings are subject to the requirements set forth in this Section 5.1 and must be entered into the MLS system under the Coming Soon status within three (3) days of the Listing Agreement ratification by the Seller or within one (1) day of Public Marketing.
2. Listings under the Coming Soon listing status are only available to Virginia MLS Cooperative Participants and Subscribers and authorized data share partners.
3. This status is not included in IDX or Data feeds.
4. Listings under Coming Soon Status may not be shown. In the event that a Seller agrees to allow a Coming Soon listing to be shown the listing status must be changed to Active prior to the showing.
5. Days on Market (DOM) do not accrue while a listing is under the Coming Soon listing status.
6. You must include an Expected On-Market Date when using the Coming Soon listing status. This is the date when you expect your listing to be Active in the MLS system. This date cannot exceed forty-five (45) days from the listing ratification date. The listing will move to an active status on the Expected On-Market Date. If the listing is not ready for an active status upon the expiration of the Coming Soon period consider using the Temp Withdrawn listing status.
7. Listings under Coming Soon Status must have a List price.
8. Because a Listing under the Coming Soon status will have an MLS number, the listing agent will be able to add virtual tours, marketing materials, and listing documents ahead of time.
9. ~~No listing, including a listing that was once under the Coming Soon status, can revert back to the Coming Soon status. The same listing agent may not relist a property as a Coming Soon listing unless the property has been off market for 90 days or more.~~ No listing, including a listing that was once under the Coming Soon status, can revert back to the Coming Soon status. Furthermore, the listing may not be relisted in the Coming Soon status by the same listing agent or any agent within that listing agent's brokerage unless the property has been off market for 60 days or more.

Appendix B Fine Chart

*This Fine Chart represents common violations. Any violation of these Rules and Regulations may be subject to a fine of no less than \$2150.00.

CVR MLS FINE CHART

Regulation No.	Violation	Fine Current
4.6	Password Sharing	\$2,500
4.9.3 D	Providing MLS Database information to unauthorized parties	\$250
4.9.4	Unauthorized advertising of another agent's Listing	\$250
5.1	Failure to input Listing within three (3) days of Listing ratification or one (1) business day of public marketing, whichever comes first.	\$250
5.6	Incomplete or Inaccurate Listing data	\$250 150
5.6.2	Failure to provide required substantiation of square footage	\$250 150
5.7	Advertising and/or self-promotion in remarks field	\$250 150
5.8	Failure to upload one or more photos in an active listing.	\$250 150
5.8	Failure to remove branding, agent or office information from a photo or Virtual Tour	\$250 150
5.8	Failure to properly disclose the use of virtual staging, photo enhancement or any other manipulation of photos	\$250 150
5.9	Failure to submit the Seller Opt Out Authorization Form within three days of Seller ratification	\$250
5.9	Failure to enter an office exclusive or other non-MLS listing within one (1) business day of public marketing	\$250
5.10	Failure to abide by Delayed Showing Status or failure to remove Delayed Showing status once removed by Seller	\$250 150
5.14	Changing the listing price once the listing is subject a fully ratified purchase agreement (resale listings only)	\$250 150
5.21	Failure to change the status in the MLS within five (5) days of contingency fulfillment or removal	\$250
5.25	Failure to update Listing release status within five (5) days of release ratification	\$250
5.29	Entry of Duplicate Listing	\$250 150
5.33	Copying Listing content and or photos without consent	\$250
5.36	Failure to submit copy of Listing agreement when requested by MLS	\$250 150
5.39	Failure to have a signed, written Buyer Broker Agreement prior to having a substantive conversation or the showing of a property, whichever comes first.	\$250

Regulation No.	Violation	Fine Current
6.2	Offering Cooperative Compensation in the MLS a. 1 st Offense - \$250 and mandatory training (as determined by CVR MLS) b. 2 nd Offense - \$1,000 and 30 days suspension from MLS Services c. 3 rd and subsequent Offenses \$2,500 and 6 months suspension from MLS Services	Progressive
7.1	Failure to have a written, fully ratified listing agreement in place when entering an Active or Coming Soon listing	\$250
7.1	Agent having direct communication with Seller without authorization from Listing Agent.	\$250
7.10	Failure to report Pending status within five (5) days of contract ratification	\$250
7.12	Failure to properly document remarks and contingency status for First Right of Refusal	\$250 150
7.12	Moving a listing to an Active status without proper termination or release of contract or lease	\$250 150
7.13	Failure to report cancellation of Pending Status	\$250
7.14	Failure to report settlement	\$250
7.15	Failure to report refusal to sell	\$250
IDX	Transmitting IDX information to unauthorized third party	\$2,500
Lockbox	No CVR MLS approved lockbox	\$250 150
Lockbox	Failure to enter a lockbox serial number within three (3) days of listing submission or entry of an invalid or duplicate serial number	\$250 150
Lockbox	Failure to return a lockbox upon audit or request	\$250 150
Lockbox	Violation of lockbox key terms of use or other security violation. a. First Offense: \$500 fine b. Second Offense: \$1,000 fine and a 30-day suspension of Key and Lockbox System privileges. c. Third and subsequent Offenses: \$2,500 fine and 60-day suspension of Key and Lockbox System Privileges	Progressive fines and loss of use.
21	Unauthorized distribution of Statistical data or other compilations	\$2,500