

## **Fine/Sanction Schedule for Violations of Delayed Listings and/or the Coming Soon Listing Status Policies**

*(Adopted 5/2020, Amended 4/18/22)*

In the event a GMLS subscriber violates the Delayed Listing or Coming Soon Status Policy, the Greenwich MLS is authorized to carry out enforcement of the following citation policy approved by the Board of Directors. All fines and sanctions are subject to change. Violations will be reviewed by staff as reported by other GMLS subscribers, members of the public, or through proactive monitoring measures.

A violation of the Delayed Listing and/or Coming Soon Listing Status Policy includes, but is not limited to:

- Scheduling a showing to occur prior to the Start Showing/Active Date for a listing
- Hosting a Showing, Broker Tour, or Open House prior to the Start Showing/Active Date for a listing
- The Listing Broker submitting an offer to their client prior to the Start Showing/Active Date
- An offer is accepted and/or a contract is signed before the Start Showing/Active Date
- Conducting a closing prior to the Start Showing Date

Payment for any fines assessed must be processed and/or delivered to the Greenwich MLS within 3 business days. Offenses are tracked and recorded for each individual subscriber.

- **First offense:** A written notification of the violation to the Listing Agent and Broker, plus a \$1000 fine assessed to the Listing Broker payable to the GMLS.
- **Second offense:** A written notification of the violation to the Listing Agent and Broker, plus a \$5000 fine will be assessed to the Listing Broker payable to the GMLS. Additionally, the Listing Agent may be suspended from the MLS.
- **Any additional offenses will be reviewed by the GMLS Board of Directors for further action including additional fines or suspension.**

**Appeals for violations** and associated fines can be made in writing within 3 business days of notice of the violation, and will be reviewed by the Board of Directors.