



## NAR'S CLEAR COOPERATION POLICY

Within one (1) **business** day of marketing a **residential** property to the public, the listing broker must submit the residential property to the MLS for cooperation with other MLS participants. Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public-facing websites, brokerage website displays (including IDX and VOW), digital communications marketing (e-mail blasts), multi-brokerage listing sharing networks, and applications available to the general public.

**(Business day is defined as not a Saturday, Sunday or a Federal or State recognized holiday.)**

**NOTE: This includes marketing of any property where an active listing contract is in place even if a 'specific' address is not advertised in that marketing.**

NAR's Clear Cooperation Policy **ONLY** references residential properties:

- Single-family
- Condominiums & Timeshares
- Multi-family dwellings 4 units or less
- Mobile Homes
- And properties located **ONLY** in New Hampshire and Vermont.

The following properties are **EXEMPT** from NAR's Clear Cooperation Policy:

- Land
- Commercial Sale/Lease
- Rental Properties
- New Construction (never occupied) developments with multiple properties
- Multi-family dwellings over 4 Units
- Broker/Agent owned properties

If the above information does not specifically address your question, it would be best to reach out to NAR for an answer. They do have a chat feature you can access from their website

<https://www.nar.realtor/about-nar/policies/mls-clear-cooperation-policy>

**OR:**

- PHONE: 800-874-6500
- WEBSITE: nar.realtor/contact-us