

State Listings, Inc. (NY State MLS / My State MLS) IDX Rules - Modified May 1, 2018:

By following the terms listing below, MLS participants and their agents (if approved by their Brokers) will have access to a Broker Internet Data Exchange (IDX) Program. This program will allow MLS Participant brokers to display limited, MLS listing data on their own company/ agent websites where applicable. The following rules and regulations will apply to IDX usage for all our participants and agents who choose to display IDX data on their firm or personal website.

1. An explanation of Broker Internet Data Exchange (IDX) is required as follows: “The data relating to real estate on this website comes in part from the IDX of My State MLS, NY State MLS, and State Listings, Inc. Real estate listings held by brokerage firms other than that of the IDX Participant are marked with an IDX logo and the detailed information about including the name of the listing broker.”

2. Participants’ consent for display of their active listings by other Participants pursuant to these rules and regulations is presumed, unless a Participant affirmatively notifies the MLS that the Participant refuses to permit display (either on a blanket or on a listing-by-listing basis). If a Participant refuses on a blanket basis to permit the display of that Participant’s listings, that Participant may not participate in the IDX program to download or frame the aggregated MLS data of other Participants.

3. Participation: IDX is available to all Premium Member MLS Participants who are in good standing with State Listings, Inc., who are engaged in real estate brokerage and who consent to the display of their listings by other Participants. This requirement can be met by maintaining an office or internet presence from which Participants are available to represent real estate seller or buyers (or both). State Listings, Inc. requires that participant firms must have all licensees as Premium members of the State Listings, Inc. to permit access to display IDX listings on a brokerage website. Furthermore, State Listings, Inc. requires all company listings to be entered into the MLS before the company or any of its licensees can obtain IDX access for the a company website.

4. Listings pursuant to IDX shall contain only those fields or data designated by the MLS. Display of all other fields (as determined by the MLS) is prohibited.

The following fields will be eliminated from the listings for IDX : Name of owner, street address, SBL, Deed Description, Days on Market, List Date, End Date, Listing type ie: ERS or EA, Commission splits, showing instructions, directions, occupant’s name, phone numbers, no addendum (expand remarks), agent only remarks no assessment information, room sizes, special information and loan amount, lease type and terms. All fields on feed must be used. IDX participants may not pick and choose fields, but use what has been made available to them.

5. Participants shall determine which listings or the types of listings they will display on their websites. Examples include property type (“condos, single family detached, multi-family, etc.) price, or location (downtown).

6. Participants or its employees, or third party IDX vendor shall not modify or manipulate information relating to other Participants' listings. (This is not a limitation on site design but refers to changes to actual listing data)

7. Non-principal brokers and sales licensees affiliated with IDX Participants may display information available through IDX on their own websites subject to their Broker Participant's consent and control and the requirements of state law and or regulation. Non-principal broker or sales licensee will be responsible for adding all of their personal listings into My State MLS IDX.

8. All listings displayed pursuant to IDX shall show the MLS as the source of the information and the MLS logo/icon provided.

9. Required fields which must be displayed on IDX subscribers' detailed listing displays include the following: Listing broker, listing agent, MLS #, and IDX logo

10. Required on thumbnail or spreadsheet displays the IDX Logo on all listings other than those of the of the IDX subscriber's firm.

11. In addition, on any page displaying, any IDX information the following wording is required: "Copyright© 20xx by My State MLS. All Rights Reserved."

12. The following disclaimer must be displayed on every page of subscribers' websites displaying IDX data:

"All information provided is deemed reliable but is not guaranteed and should be independently verified."

13. Participants (and affiliated licensees, if applicable) must refresh all downloads and refresh all data at least once every 7 days.

14. Participants (and their affiliated licensees, if applicable) shall indicate on their websites that IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.

15. The right to display other Participants' listings pursuant to IDX shall be limited to a Participant's office (s) holding participatory rights in this MLS.

16. Service fees and Charges: Service fees and charges for participation in IDX shall be established by the My State MLS.

17. No portion of the IDX database shall be used or provided to a third party for any purpose other than those expressly provided for in these rules, unless otherwise agreed upon. Any breach of this may result in a termination of the IDX or potential file.

18. Listings obtained through IDX must be displayed separately from listings obtained from other sources, including information provided by other MLSs.
19. IDX permits searches to be commingled with other MLS' data, but prohibits displays of the results of searches to be commingled. Displays must show actual location of the MLS source separately if a firm is a member of more than one MLS.
20. It is prohibited for any IDX subscriber to change any IDX data. Formatting of the display of such data shall be up to the subscriber's or webmaster's discretion.
21. IDX Participants may only receive and or display listings from the state(s) in which they are licensed.