

HB 2438 STAFF MEASURE SUMMARY

House Committee On Housing and Homelessness

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Meeting Dates: 2/5

WHAT THE MEASURE DOES:

Allows real estate licensees access to, or membership or participation in, any real estate multiple listing service regardless of their membership in a real estate brokers' organization or other organization or association relating to professional real estate activity, deems violating these provisions unlawful practice.

Fiscal impact: May have fiscal impact, but no statement yet issued

Revenue impact: May have revenue impact, but no statement yet issued

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

A Multiple Listing Service (MLS) is a private database created, maintained, and paid for by real estate professionals. Its purpose is to provide a comprehensive, centralized platform where member brokers can list the properties they have for sale and access the properties listed by other brokers. Real estate agents and brokers input detailed information about properties they're selling—such as location, price, descriptions, photos, and more—into the MLS. Other MLS members can view these listings and introduce their buyers to the properties that best meet their needs. A key feature of the MLS is the cooperation and compensation agreement among members. When an agent or broker sells another member's listing, the MLS ensures both parties understand commission splits and other agreed-upon terms in advance. MLS systems are typically organized by region (city, metro area, or state), and you may find multiple MLS databases covering overlapping areas. While direct MLS access is usually restricted to licensed real estate professionals, the data often feeds into public real estate websites.