



# HOUSE BILL 2438

## ENSURING FAIR MLS ACCESS

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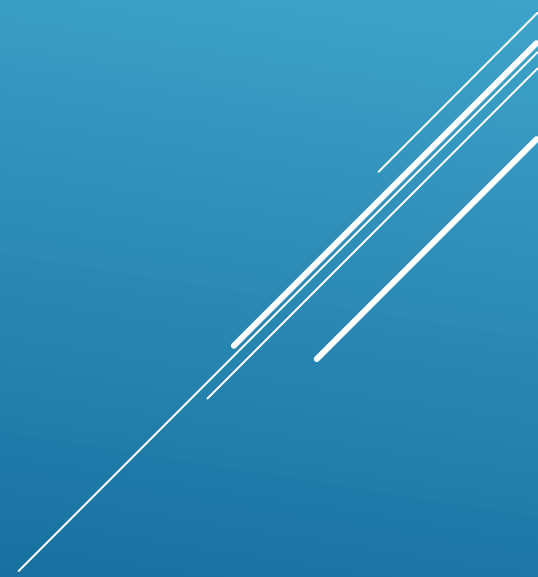
House Committee on Housing and Homelessness

Public Hearing

February 5, 2025

- ▶ The current system unfairly restricts access to the Multiple Listing Service (MLS) by requiring brokers to pay costly fees to trade associations just to conduct business.
- ▶ This limits competition, drives up costs, and creates unnecessary barriers.

## THE PROBLEM



- ▶ New real estate professionals struggle to afford mandatory trade association fees.
- ▶ Experienced brokers who choose not to join a trade association are blocked from MLS access.
- ▶ These restrictions stifle competition and raise costs for home buyers and sellers.

## REAL-WORLD IMPACT



- ▶ HB 2438 ensures real estate licensees cannot be forced to join a trade association to access MLS services.
- ▶ MLS providers must allow access to all licensed brokers who meet eligibility requirements.

THE SOLUTION - HB 2438



- ▶ Other states such as California, Florida, and Georgia have already adopted similar laws to protect fair competition in real estate.
- ▶ In these states, brokers can pay a reasonable fee to access MLS as an alternative to membership in the trade associations.

PROVEN MODEL IN OTHER STATES

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- ▶ Fewer real estate professionals will be able to operate.
- ▶ The home buying process will slow down.
- ▶ The state may face legal challenges related to antitrust and competition laws.

WHAT'S AT STAKE IF WE DO NOTHING?



- ▶ HB 2438 is about fairness, competition, and accessibility.
- ▶ I urge this committee to vote YES on HB 2438 to ensure a fair and open housing market for all.

CONCLUSION & CALL TO ACTION

