SCWMLS
South Central Wisconsin MLS

Summary of MLS Fines

Effective September 2026

CLEAR COOPERATION / LISTING INPUT

Violation	Fine Amount
■ Listing Advertised Prior to Listing Effective Date	$200/day (up to $5000)
■ Late Listing Input - 1 business day after public marketing or showing	$500/day (up to $7500)
■ Late Listing Input (no public marketing) - **4 days from list date**	$100/day (up to $2500)
■ Failure to Provide Required Delayed Listing Docs - **4 days from list date**	$100/day (up to $2500)
■ Failure to Provide Required Firm Exclusive Docs - **4 days from list date**	$100/day (up to $2500)
■ Publicly Marketing a Firm Exclusive Listing	$500/day (up to $7500)

LISTING CHANGES / DATA

Violation	Fine Amount
■ Late Reporting of Accepted Offer - **3 days from acceptance**	$50
■ Late Change to Offer-No Show - **3 days from acceptance**	$50
■ Late Reporting of Sale - **>10 days from closing**	$5/day (up to $100)
■ Late Reporting of Listing Termination - **3 days from termination**	$5/day (up to $100)
■ Late Price Change or General Information Change - **3 days after first notice**	$50/day (up to $250)
■ Failure to Correct Inaccurate/Missing Data After Notification - **3 days after first notice**	$50/day (up to $250)
■ Failure to Add Required Associated Document After Notification - **3 days after first notice**	$50/day (up to $250)
■ Failure to Add Front Exterior Photo - **7 days from list date**	$50/day (up to $250)
■ Submission of Photos, Documents, Videos/Footage without Copyright Permission	$500 per listing
■ Failure to Secure Required Contract for New Listing Entry	$50 + deletion of listing
■ Personal data on public-facing sides of the MLS (photos, documents, remarks, etc)	$50 per listing
■ Branding on public-facing sides of the MLS (photos, documents, remarks, etc)	$50 per listing

MLS

Violation	1st Violation	2nd Violation*
■ Sharing Paragon login	$1,000	$3500 + 30 Day MLS Suspension

NAR Settlement Fines

Violation	Fine Amount
■ Commission discussion on ANY SCWMLS platform (Showingtime, emails out of paragon, etc)	$1000 per violation
■ No IDX modification with commission	$1,000
■ Associated documents with commission	$1,000

SHOWINGS

Violation	1st Violation	2nd Violation*
■ Listing Shown While Delayed, Withdrawn or Active/No Show	$1,000	$3500 + 30 Day MLS Suspension
■ Listing shown prior to entry into MLS- when it was or intended to go into a non-active status within 1 business day.	$1,000	$3500 + 30 Day MLS Suspension

LOCKBOX SYSTEM

Violation	1st Violation	2nd Violation*
■ Unauthorized Property Access to Non-Member/Buyer	$1,000	$3500 + 30 day Supra suspension
■ Accessing Lockbox/Property without Confirmed Appt	$1,000	$3500 + 30 day Supra suspension
■ Giving Key to Non-Keyholder MLS Agent or Suspended Member	$1,000	$3500 + 30 day Supra suspension
No access to lockbox during the appeal process		

Violation	Fine Amount
■ Keybox Not Returned After Request	$3/day
■ Keybox Lost/Damaged	$50

*Applies to Agent and Broker

IDX	
Violation	**Fine Amount**
■ Non-Compliant Website - **10 days from notification**	$100/day
Buyer Agency, Pre Agency Showing Agreement or Disclosure*	
Violation	**Fine Amount**
■ Failure to execute Agency/Showing agreement before the property is toured	$1,000 + 30 Day suspension of MLS
■ Failure to submit Agency/Showing agreement to Customer - **within 3 business days from request**	$1,000 + 30 Day suspension of MLS access until the agreement is submitted
**Note - You are required to have this document executed and retained in your file to be provided to the SCWMLS if requested*	

PLEASE NOTE: MLS Participants and subscribers will be required to attend a hearing, before the MLS Board of Directors or an appointed subgroup of the MLS Board of Directors, if they receive more than three (3) monetary sanctions in a calendar year. The MLS must copy the subscriber's participant on all notices of MLS rule violations that may result in a hearing.
Brokers are responsible for all agents/teams and office staff and for any and all unpaid fines. Listing agents are responsible for unlicensed assistants or authorized team members who add/edit listings on their behalf.
All sanctions above may be increased, upon review by the Board of Directors, if agent and/or office found in violation is a repeat offender. Fines issued will be appropriate and reasonable and will not exceed $15,000 and/or MLS suspension.

Click here for MLS Listing Rules

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