

What is a “Thompson Broker?”

In the 1991 Thompson v. Dekalb County Board of REALTORS® case, the 11th U.S. Circuit Court of Appeals ruled that the exclusive right of members of the Dekalb County Board of REALTORS® to use their Multiple Listing Service is harmful to non-member real estate brokers. The decision opened up MLS participation to nonmembers in the jurisdiction of the 11th Circuit, which includes Florida.

NAR MLS Policy

While the National Association of REALTORS®’ (NAR) policies related to non-member access to the MLS have been modified since 1991, the current policy is as follows:

“MLS’s may, as a matter of local discretion, make limited participation in MLS available to all brokers (principals) and firms comprised of brokers (principals) and to licensed or certified real estate appraisers (principals) and firms comprised of licensed or certified real estate appraisers. Limitations on participatory rights, if any, shall be determined locally. (Amended 11/04)

2008 Handbook on Multiple Listing Policy
National Association of REALTORS®

Daytona Beach Area Association of REALTORS® Policy

The Daytona Beach Area Association of REALTORS® (DBAAR) adheres to the published MLS policies of the National Association of REALTORS®.

With respect to non-member MLS Participants (“Thompson Brokers”), the DBAAR permits limited participatory rights in its MLS. Non-member MLS Participants may join the MLS and gain limited access to its on-line system. Participatory rights so granted do not confer voting privileges or eligibility for office as an MLS Committee member, officer, or director of the Daytona Beach Area Association of REALTORS®.

Specific MLS System Limited Access

Non-member MLS Participants have limited access to the on-line MLS of the Daytona Beach Area Association of REALTORS® with *no access to the following functions*:

Standard Forms	Search by MLS#	Agent Roster
CMA functions	Cross Property Search	Financial programs
Message Center	Public Records Search	Listing Cart
Prospect Manager	Custom Displays	Upload Documents to Listings
Buyer Match	Hotsheet Search	Reports
Agent Roster	Public Records	

The Daytona Beach Area Association of REALTORS® reserves the right to amend this list at its sole discretion.