

CWBR MLS and RANW MLS Rules & Regulations Differences

RULE-BY-RULE COMPARISON		
Topic	CWMLS	RANW MLS
Document structure	One handbook holds the rules, bylaws, policies, procedures, fines, lockbox help, and WRA ethics references.	One separate rulebook has 30 sections of MLS rules.
Mandatory area	Required in Marathon, Taylor, Clark, Portage, and Wood counties, plus named parts of Adams and Juneau counties.	Required in 10 core counties. The service area covers 13 counties.
Required property types	Homes with 1–4 units: enter within 3 business days. Commercial, land, multifamily, and farm: enter within 30 days.	Required in the core area for residential, condo, multifamily, vacant land, and commercial properties.
Clear Cooperation deadline	If the public can see the listing, enter it the same calendar day. A yard sign is okay only if the listing is entered that day.	Enter the listing within 1 business day after the public can see it.
Not publicly marketed deadline	Homes with 1–4 units: 3 business days. Other listed property types: 30 calendar days.	Most properties: 1 business day. Commercial or industrial: 10 business days.
Office exclusive	The seller must sign a certification. The listing is not shared through the MLS. If public marketing starts, enter it within 1 business day.	The seller must sign an Authorization form. If public marketing starts, 1 business day, or day 10 for commercial.
Delayed marketing	An Express Delayed Marketing option can delay website feeds such as IDX and syndication.	The seller must sign an Authorization form. The form must be uploaded to MLS with listing as well as entered in specific fields and in public remarks.
Delayed showing / disruption	Use Delayed, Temporarily Suspended, or Withheld. REALTORS® may not show the property. A form is required. Fines are \$2,500, then \$5,000.	Use Active with Delayed Showings. No one may show the property. A seller form and a date when showings begin are required at the time of listing.
Photo minimum	Add at least 1 photo or image that fairly shows the property. Fine: \$100.	Updated Oct 2026, Only required photo is of the main image of the property. See MLS rules for fines.
Photo capacity	The rule reviewed does not state a photo limit.	Up to 90 photos are allowed.
Status/change reporting	Report a status or other change within 3 business days.	Report it within 24 hours. Weekends and holidays do not count.
Offer statuses	Give general notice when an offer has a condition. Local policies explain the status choices.	Uses detailed Active-Offer choices: with or without bump, and with or without showings.
Late public-marketing fine	Clear Cooperation fines rise by offense: \$500, \$1,000, \$2,500, then \$5,000.	Fine for each business day: \$100 for a first offense, \$200 for a second, and \$300 for a third or later offense.
Late nonmarketed fine	The handbook's fine summary includes a schedule for filing late.	Fine: \$25 for the first late day, then \$5 each day. Deadlines differ by property type.

Incorrect data	Fine: \$100, plus \$10 for each day the problem continues, under the cited fine summary.	You usually get a courtesy request to fix the data. A fine depends on the rule and how quickly it is fixed.
Training before access	Orientation or training is required under handbook policies.	Finish Paragon Academy before system access. Separate LIM training is required to enter listings.
Unlicensed staff	Subscriber types are allowed when properly supervised and when required fees are paid.	Not licensed to the company assistants have no added fee. They must be registered, and the employer is responsible for them.
Medical waiver	The handbook has a general policy for waiving fees.	Subscribers and Participants may receive a detailed medical-leave waiver for up to 6 months.
Transfer of participation	The handbook has a general transfer policy.	Detailed rules cover changes to a business, ownership, managers, or a deceased Participant.
Rules enforcement	The MLS Board or a hearing group handles enforcement under handbook procedures.	A 3–5 member Rules Enforcement Committee reviews cases. There is an administrative review and an appeal process.
Document requests	Send requested documents within 4 days. Fine: \$100. Access may also be suspended.	Required listing documents and corrections often follow a 24-hour pattern. The reviewed rule does not show the same 4-day request rule.
Auction listings	If an auction has no price, enter \$0 and mark the auction field.	Enter the real list price from the contract. An Auction form and required remarks are also needed.
Limited service	Show limited service with a code or symbol.	Use the yes/no field and attach the required RANW Limited Service form at the time of submission.
Original price	Do not change the original price unless it was entered by mistake and reported within 5 days.	Publish the contract price. Any change needs written permission.
Buyer name	The handbook has a policy that requires the buyer's name.	The selling rules cover reporting sold information, but they do not present the buyer-name rule in the same way.
Citation content	The handbook includes WRA ethics references handbook an ethics fine schedule.	The rulebook covers MLS enforcement only. Ethics materials are kept separately.