



SOUTHERNMOST
REAL ESTATE CONFERENCE



TOP LOCAL LEGAL INSIGHTS & TRENDS

7.17.25

Antitrust Policy

The MIAMI Association of REALTORS® adheres to a strict policy of compliance with both federal and state antitrust laws. As such, any discussions or activities with potential anti-trust implications, including but not limited to commission price fixing, market allocation, customer allocation, bid rigging, or boycotts, are strictly prohibited. MIAMI REALTORS® strongly endorses a competitive marketplace, ensuring that competitors have the freedom to engage in business without artificial restrictions on competition.

La Asociación de REALTORS® de MIAMI se adhiere a una estricta política de cumplimiento con las leyes antimonopolio federales y estatales. Como tal, cualquier discusión o actividad con posibles implicaciones antimonopolio, las implicaciones, incluyendo pero no limitándose a la fijación de precios de comisiones, la asignación de mercados, la asignación de clientes, la manipulación de ofertas o los boicots, están estrictamente prohibidas. MIAMI REALTORS® apoya firmemente un mercado competitivo asegurándose que competidores tengan la libertad de participar en negocios sin restricciones artificiales a la competencia.



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DISCLAIMER:

This session is only meant to provide education and information on relevant legal topics facing the industry and is not a substitute for legal advice or representation.



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#1: JOIN THE LEGAL WHATSAPP

Your superpower is the ability to adapt to change!
And knowledge is power. Join the legal WhatsApp
group to get updates in real time!





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#2: DON'T LET YOUR PHOTOGRAPHER GET YOU SUED

There's an uptick in copyright infringement demands...again.

Use MIAMI REALTORS®'

Preferred Photographer Program

and make sure you have DMCA protections in place!



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#3: DON'T LET YOUR CHATBOT GET YOU SUED

There's a new wave of lawsuits claiming that the failure to include a disclaimer in chatbots is a violation of the FSCA. Get all the info you need to avoid and defend against these lawsuits here:

<https://bit.ly/chatbotlawsuits>



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#4: DON'T LET ANYONE ELSE GET YOU SUED... ACT LIKE THEY'RE WATCHING (BECAUSE THEY ARE)

Plaintiffs' attorneys, DOJ, NAR, the media, and more. Make sure your house (brokerage) is in order – stay ready so you don't have to get ready.



#5: AND JUST DON'T GET SCAMMED...PERIOD

Scams are in full force!

- Vacant land scams
- Identity theft
- Fake buyers, theft at showings
- Crypto
- Fake sellers (deepfakes)

REALTOR Magazine Media - Real Estate News

Scammed, Shamed and Deepfaked: Real Estate Agents Speak Out on the \$15M Crypto Con

July 14, 2025

□ Data Privacy & Security, Being a Real Estate Professional, Safety, Risk Management

By: Tanya Hamilton



Scammers build trust and lure professionals through fake profits in ongoing "pig butchering" cryptocurrency schemes.



Victor Hugo / iStockphoto



#6: SNEAK PEAK AT UPCOMING EDUCATION

- **Secure the Bag: Compensation in Real Estate Transactions**
 - 10/1/25, 10 AM - 12 PM (hybrid - Zoom & Global HQ)
- **The Art of Tenant Screening: Tools, Tips & Legal Must-Knows**
 - 9/3/25, 10 AM - 12 PM (hybrid - Zoom & Global HQ)
- **Scam Survival 101**
 - 11/19/25, 10 AM - 12 PM (Zoom only)
- **Procuring Cause Puzzle: Who Gets Paid (or not) & Why**
 - 8/20/25, 10 AM - 12 PM (hybrid - Zoom & Global HQ)

#7: ANTITRUST LITIGATION LOWDOWN

- **PLS.com recently refiled against NAR**

- **WHAT & WHY?** PLS.com's complaint alleges that NAR and its affiliated multiple listing services colluded to eliminate competition from PLS through the adoption and enforcement of the Clear Cooperation Policy (CCP), a rule that mandates listings be submitted to a NAR-affiliated MLS within one business day of public marketing.

- **Batton & Lutz cases are ongoing**

- **WHAT & WHY?** Homebuyers sued NAR and various real estate brokerages, alleging that they conspired to inflate commission costs for buyers. Discovery and legal maneuvering are ongoing; no trial dates yet.

- **Moehrl/Sitzer settled post-jury verdict, but enforcement is ongoing**

- **WHAT & WHY?** Sellers sued NAR and real estate brokerages, alleging they conspired to inflate commission costs for sellers. MIAMI REALTORS® and Florida REALTORS® were not defendants, but did opt into the protections of the settlement agreement.

- **Homie vs. NAR**

- **WHAT & WHY?** Broker sued NAR and real estate brokerage, alleging that, as a discount brokerage, CCP and other NAR policies (like sharing of compensation, if any, in the MLS) harmed their business. On 7/15/25, the court dismissed their case.

#8: BE A CONDO CONNOISSEUR

miamirealtors.com/condos

Landing page with guides on milestone inspections, SIRS, DBPR resources, link to the condo database, condo stats, and forms
EXCLUSIVE to members of MIAMI REALTORS®.

#9: RELAUNCH OF THE BROKER/MANAGER NEWSLETTER

It's back! Be the first to know about critical legal, MLS, advocacy, and membership updates.



It's back! Your exclusive update with everything Brokers and Managers need: marketing tools, agent resources, news you can share, legal updates, helpful handouts, tips and insights, and more. Curated just for you to help lead your office and grow your business.



Protect Yourself from ChaiBot Lawsuits NOW!
Dozens of lawsuits have been filed against companies that use ChaiBots on their websites. Take action NOW to prevent getting sued! [MORE](#)



Broker Power Hour
Brokers, managers, and admins – join us for easy powerful updates on what you need to know. It's Hybrid – join us on Zoom or in-person at the MIAMI Global HQ.



Broker Blueprint Series
Join the MIAMI REALTORS® Legal Team for a webinar series that covers everything you need to do what you do best – real estate, risk management, corporate structure resources... [SIGN UP HERE](#)



VIP Luncheon
On Wednesday, March 19, 2025, MIAMI REALTORS® hosted an exclusive VIP Broker Power Lunch at the MIAMI Global Headquarters. This high-impact event brought together top brokers and managers for key industry insights, market updates, and high-level networking. [MORE](#)



Condo Resource Page
Where you can access the latest information on the new state condo regulations, important forms, information on milestone inspections, the Miami-Dade county's special assessment loan program, Miami-Dade County HOA database and more. [MORE](#)



New Exclusive Legal Forms
Find out what's new, updated, and how to use them. Easily access the latest form updates, guides, and exclusive MIAMI forms—all in one place. [MORE](#)



South Florida Market News & Stats
Access our monthly real estate statistical reports for Miami-Dade County, Broward County and Palm Beach County... [MORE](#)

#10: WHAT'S NEXT FOR MLS RULES

NAR released a new mandatory policy on “delayed marketing” options. Associations have until 9/30/25 to implement (how they do so is a unilateral and independent business decision).

MIAMI REALTORS®’ outreach is under way – we are surveying members and meeting with brokerages one-on-one to gather feedback and to hear concerns before the Board considers any potential changes. If you’re a MIAMI member, take the survey!





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ASK LEGAL!

legal@miamire.com



EVIAN
White De Leon, Esq.
Chief Legal Counsel & COO
MIAMI REALTORS®



ELIZABETH
Soto, Esq.
Associate Legal Counsel
MIAMI REALTORS®