Listings With No Showings Permitted

The ITSO MLS® Rules require every property to be available for showings to qualify as an MLS® Listing. If there are buildings on the property, buyers must be able to get into the buildings for showings. Exceptions are rare.

Limited showing times

You can limit showings to certain days or times. For example, showings only on Tuesday and Thursday evenings. This is not a breach of the Rules.

Common reasons include:

- A tenant lives in the property and asks for showings on certain dates or times
- A builder model is only open at certain times

You must disclose the reason for any showing restriction.

Limited Units Available for Showings

A listing for a multi-residential building is acceptable when only some of the units are available for showings. The rest of the units must be available for inspection once a conditional offer is accepted.

Condemned or unsafe buildings

If the building is condemned or unsafe to enter (for example, mould in the property), showings of the exterior only are allowed.

When this applies:

- Explain why the building cannot be shown in Showing Remarks.
- Keep documentation that supports the restriction. Examples are a city condemnation notice or an engineer's report on structural integrity.

Land or development properties

If the property is being sold as land or for development, and the buildings are expected to be torn down, buyers do not need to see inside the buildings.

In this case:

- List the property as a land listing.
- Set a price that reflects the value of the land only, not the buildings.

- Buyers must still be able to view the land.

Offer accepted before the listing is published

A listing is not acceptable if it is not available for showings or Offers because an Offer was accepted after the Listing Agreement started but before the listing was published in the MLS® System. Association staff will delete the listing.

Buildings not ready to show on the start date

If the buildings will not be available for showings on the day the listing is supposed to go active, get an amendment to the Listing Agreement. Use it to move the commencement date to when the property can be shown.

Tips

- Every MLS® Listing must be available for showings. If buyers cannot see the property, it does not belong on the MLS® System.
- Limited showing times are fine. Always disclose the reason.
- For multi-residential buildings, some units can be available for showings if the rest can be inspected after a conditional offer is accepted.
- For a condemned or unsafe building, explain why in Showing Remarks and keep your supporting documents.
- For a tear-down, list it as land and price it as land.
- Not ready to show yet? Amend the commencement date. Do not activate the listing early.
- For the full rules, see the ITSO MLS® Rules and ITSO MLS® Policies.

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