



BETTER AGENTS ♦ BETTER COMMUNITIES
SAINT PAUL AREA ASSOCIATION OF REALTORS®

NONMEMBER MLS SUBSCRIBER

COST AND GUIDE

Version 1.1

COST

SPAAR REALTOR® Membership

MLS Fees

\$150 per quarter

Local and State Application Fee

\$200 total

REALTOR Membership Dues*

\$589 per year

*Local \$179 - State \$209 - National \$201

Nonmember MLS Subscriber

MLS Fees

\$198 per quarter

Application/Change Fee

\$100

Pricing will vary depending on join date.

WHAT IS NONMEMBER MLS SUBSCRIBER?

An individual who holds a current, valid real estate license and cooperate or are licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property. (Sec. 5) Subscribers (or users) of the MLS include non-principal brokers, sales associates, and licensed and certified appraisers affiliated with participants. Subscribers also include affiliated unlicensed administrative and clerical staff, personal assistants, and individuals seeking licensure or certification as real estate appraisers who are under the direct supervision of an MLS participant or the participant's licensed designee. (Sec. 6)

(Article XVIII of the SPAAR Bylaws)



NONMEMBER MLS SUBSCRIBERS

What's Included? Nonmember MLS Subscribers will receive essential support and services that focus primarily on MLS access and tools.



MLS Access

Gain access to NorthstarMLS.

MLS Support

Receive basic technical support for MLS-related issues.

Supra (optional)

Access to Supra lockbox services is available at an additional cost.

Statistics

Access limited real estate market data and statistics to help guide pricing and decision-making.

SPAAR REALTOR® MEMBERSHIP

REALTOR® Membership provides a comprehensive package of products, services, and benefits designed to support all aspects of your real estate business. In addition to the same essential support and services provided to Nonmember MLS Subscribers, REALTOR® members enjoy additional tools, resources, and benefits that include exclusive opportunities for networking, Association involvement, and educational resources and training at discounted rates.

REALTOR® Trademark Usage	Education Discount
Committee Participation	MNR Legal Hotline
MNR Forms	MNR Membership
MNR Tools and Resources	NAR Membership
NAR Tools and Resources	Realtors Property Resources® (RPR®)
Certifications and Designations	Professional Standards, Arbitration and Code of Ethics



Can Nonmember MLS Subscriber use the **REALTOR® TRADEMARK?**

The terms REALTOR®, REALTORS®, and REALTOR-ASSOCIATE®, and the REALTOR® Logo are federally registered collective membership marks owned exclusively by NAR. The marks serve the singular function of identifying and distinguishing members of NAR from all other persons engaged in real estate activities. They are licensed for exclusive use by such members as a means of indicating their membership.

Nonmember MLS Subscribers of the Saint Paul Area Association of REALTORS® are not eligible to use the REALTOR® marks, including use of any designation offered by a REALTOR® affiliated organization. This includes but is not limited to the prohibited use on any physical or digital marketing materials, website, domain names, social media, advertisements, signage, business supplies, stationery, brochures, and business cards.



TOOLS AND RESOURCES

SPAAR REALTOR® Members gain exclusive MNR tools and resources such as MNR Legal Hotline (for Brokers), and the use of MNR Forms (via TransactionDesk), and gain exclusive access to NAR tools and resources such as Realtors Property Resource® (RPR®).

[**View MNR Membership Benefits**](#)

[**View NAR Membership Benefits**](#)

CHANGING MEMBERSHIP TYPES

There are multiple “scenarios” of membership movement. In this video, we will cover:

- When a REALTOR® member office transitions to a Nonmember MLS Subscriber office
- When a REALTOR® member transitions to a Nonmember MLS Subscriber office
- When a REALTOR® member wants to become a Nonmember MLS Subscriber in a REALTOR® Office

[Watch Video](#)



COMMON QUESTIONS

Regarding Nonmember MLS Subscriber

Can anyone become an MLS participant?

No. Only individuals who hold an active real estate or appraiser license.

Will I have the same access to MLS as I did as a REALTOR® member?

Yes, it is the same MLS access; however, you will not receive forms, TransactionDesk, RPR®, and more.

Will I have access to forms through Minnesota Realtors®?

No.

Will I have access to Ethics and Arbitration through Minnesota Realtors®?

No.

[Click here to access the full FAQ](#)



GET STARTED

Complete the Nonmember MLS
Subscriber application to get started.

Nonmember MLS Subscriber Application