



Internet Data Exchange (IDX) & RETS

Policies & Procedures

Definitions of common terms

IDX – *IDX is an acronym for Internet Data Exchange. IDX is a generic term which references the transfer of MLS data, from the MLS Board to Realtor & other real estate listing websites. Many people interchange the term IDX for RETS, which should be clarified.*

RETS – *RETS is an acronym for Real Estate Transaction Standard which facilitates data transfer between partners in the real estate industry. It is a vehicle for delivering MLS information to websites and other applications through a live feed.*

IDX-Approved Data – *includes the following types of listings: RAMC listings which are currently Active; from IDX-participating Brokers only; and for which the seller has not opted-out of Internet display. As of 1/1/15, Sold data can also be disseminated when requested by the broker.*

Data Retrieval Options

Option 1 *Standard IDX feed*

No Fees

If Broker is already IDX participant, data can be retrieved immediately.

Description: *IDX information is available to participating brokers and their agents through their Florida Realtors login. They can choose to either receive the MLS data through a frameable search portal page*, or via FTP download**. As long as the broker has opted in, there is no cost to the agent or web consultant for this data. The agent or broker can go to the Florida Realtors website [here](#) for step-by-step instructions on how to access this data.*

**The IDX framed link is updated every 2 hours.*

***The IDX data download (FTP) is updated every 12 hours (5am and 5pm)*

Data available through this method: *IDX-Approved Data*

Option 2 *Broker requested RETS feed*

\$275.00 one-time setup fee per feed

Note: Different vendors require different feeds. So, if you contract for a website With ABC Web Design, and then a statistical application with XYZ Technology Company, you will need two separate feeds at \$275 each.

Broker must complete Data Agreement form and submit to RAMC MLS Coordinator for approval. Process can take anywhere from a few days to a few weeks depending on the request.



Description: A broker who has contracted with a vendor for services such as web design, statistical programs or other applications that require MLS data can request a RETS feed to retrieve live MLS data.

The broker must submit a new Data Participation Agreement to the MLS Coordinator for approval. Once the request has been approved and the fee paid, the RETS feed will be setup.

Data available through this method: IDX-Approved Data is issued for public facing websites. If broker seeks additional data fields for in-house applications *only*, they may request additional data beyond the standard IDX-Approved fields as long as they meet the terms defined in the Data Participation Agreement for *Firm Internal Use*.

Option 3

Third Party Vendor RETS License

\$275.00 one-time setup fee PLUS \$1,500.00 annual fee

Vendor must submit request to MLS Coordinator who will pass it along to the MLS Committee for review and approval. This process can take anywhere from a few weeks to a month or so but once approved, data for Participants will be released to Third Party Vendor within 24-48 hours of receipt of Broker Participation form.

Description: A vendor seeking to provide their services to our members at large can apply for a broad-term RETS license as a Third-Party Vendor. If approved for this license, the vendor would have permission from RAMC to use the IDX-approved data of all Participating Brokers with whom they contract for services as soon as a Broker Participation form is submitted to the MLS coordinator.

Data available through this method: IDX-Approved Data is standard-issue unless otherwise requested, and then will be subject to the approval of the MLS Committee.