

MLS ENHANCEMENTS

December 2020



On December 9, 2020, several additional fields and system enhancements are coming to the MLS system to improve the overall user experience and functionality. These changes have been reviewed and approved by the GPRMLS board of directors, compared to national standards, and have been deemed beneficial to MLS Users and the overall GPRMLS system.

Below Grade Updates

The current "Basement %" field will be changing to "Total Basement SqFt." For this field, agents will no longer need to calculate the percentage of the Main Floor SqFt and Basement SqFt. For the first time, it will be possible to put the total basement SqFt, including unfinished SqFt, directly into the MLS!

To ensure that historical listing data can be compared to new listing data, the "Basement %" fields on all existing listings in the MLS will be updated to automatically calculate the total basement SqFt based on the numbers populated in the former "Basement %" field and the "Main Floor SqFt" field rather than continuing to display the percentage number.

Secondly, there will be an additional below-grade field added called "Finished Basement." The current "Total Finished Below Grade" field will remain; however, it will be an auto-populated field with the sum of the "Lower Level Below Grade" (if applicable on multi-level properties) and the "Finished Basement." With the addition of the "Finished Basement," field agents will no longer have to calculate and input the sum of the "Lower Level Below Grade" and the "Finished Basement." Instead, agents will enter the individual numbers in each field and let the system calculate the total.

"Contract Pending" and "Home Sale Contingency" Field

A new "Contract Pending" Yes/No field will be added. If "Yes" is selected, a date field will auto-populate with the date that the box was marked "Yes." This will create an option to search for how long listings have been "Contract Pending." In addition to populating a date field, if "Yes" is selected, the "Public Remarks" will also automatically be updated to include "Contract Pending" as the first words to help ensure compliance with MLS rules.

Additionally, a new "Home Sale Contingency" Yes/No field will be added. If "Yes" is selected, a date field will auto-populate with the date that the box was marked "Yes." This will create an option to search for how long listings have been "Subject to Existing Home Sale Contingency." In addition to populating a date field, if "Yes" is selected, the Agent Remarks will also automatically be updated to include "Subject to Existing Home Sale contingency" as the first words to help ensure compliance with MLS Rule 1.17 (II)(B).

MLS ENHANCEMENTS (CONT.)

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“Contract Pending” and “Home Sale Contingency” Field (cont.)

*Please note that because these fields automatically update the Public or Agent Remarks in the MLS with the compliant verbiage and the beginning, it may cut off the end of any existing Public or Agent Remarks if a listing was at the character limit. Much like when adding the required verbiage manually, agents will want to ensure they have adjusted their remarks accordingly when selecting these fields.

Both the “Contract Pending” field and the “Home Sale Contingency” field will be required but defaulted to “No,” meaning the only time an agent will need to change them is if the listing is to remain “Active,” and there is an accepted contract or home sale contingency consistent with MLS Rules. These fields are designed to make the MLS rules compliance aspect of contract-pending listings much more manageable and create an option to search for how long a listing has been “Contract Pending” or “Subject to an Existing Home Sale Contingency.”

Additional Field Updates

After much local discussion and input from national organizations such as the National Association of REALTORS® (NAR) and the Real Estate Standards Organization (RESO), “Master Bedroom” and “Master Bathroom” will transition to “Primary Bedroom” and “Primary Bathroom” within the MLS. These fields can still be displayed as “Master Bedroom” or “Master Bathroom” on agent or broker websites however, within the MLS system, they will shift to “Primary.”

There will also be some new options coming to our “Features” fields. “Luxury Vinyl Tile” and “Luxury Vinyl Plank” will be added as selections under the “Room Description Code” and “Floor Coverings” fields.

Luxury Vinyl can be defined as Luxury Vinyl Flooring is a type of hard flooring in either a plank or tile form and unlike standard vinyl flooring, is made up of several layers:

1. The polyurethane coating
2. The protective clear layer known as the ‘wear layer’
3. The print film layer
4. The vinyl core
5. The tile backing

Additionally, “Covered Patio” will be added as an option under “Exterior Features” and “Plat Map” will be added as an option under “Lot Dimension Source.”

Over the coming months, more information about these enhancements will be available including an updated GPRMLS Measuring and Definitions Guide and input forms.