

RESO gets a little Greener

Real Estate Standards Organization adopts Green Fields in Standard Names

In October of 2009 the members of the COVE Group (MLS Cooperative Venture, comprised of 20 of the country's largest MLS's) met to create a new set of Standard MLS Field Names with the intention of having those names adopted by the Real Estate Standards Organization (RESO) for all versions of RETS, current and new. Further the group agreed to drive their MLS System Vendors to adopt the new names.

Concurrent to the COVE Initiative, NAR's Green Resource Council was developing its metadata framework for the "Greening the MLS" initiative. Within this framework were fields to support the various certifications, attributes and features used to represent energy efficiency, water conservation and the other elements of being Green.

On March 24th the Real Estate Standards Organization adopted RCP 88, the Revised Standard Names brought forward by the COVE Group and within those field names are those fields which are center to the Green MLS Tool Kit. Further each of the over 20 MLS's in the COVE Group have committed to implementing the new Standard Names.

There are three categories of fields from the Green MLS Toolkit that are now available in the RESO Standard Names Specification. These categories are the Certifications, Specific Features and Generic Attributes. Because specific features such as Windows, Construction, Insulation, etc are already present in most MLS's, and in the RESO Standard Names, their addition was not needed.

Green Certifications

The first addition was a set of 4 fields that can be used to express any type of certification or rating system, both local and national.

| Standard Name | Description |
|----------------------------|--|
| GreenBuildingCertification | The name of the certification awarded to a new or pre-existing residential or commercial structure. For example: LEED, Energy Star, ICC-700. |
| GreenCertifyingBody | The name of the body or group providing the certification named in the GreenBuildingCertification field. This is often the same name as certification name but some certifications can be issued from difference bodies. |
| GreenYearCertified | The year the certification was awarded. |
| GreenCertificationRating | Many certifications have a rating system that provides an indication of the structure's level of energy efficiency. This is commonly expressed in a numeric value but can also be a name, such as Gold or Silver. |

Green Attributes

Since all MLS's presently have fields that can be used to specify specific features, the addition of generic attributes were needed. Each field is designed to represent the six categories of being "Green".

| Standard Name | Description |
|------------------------|--|
| GreenEnergyEfficient | aka Energy Efficient Attributes; a pick list of general green attributes such as energy efficient doors, or appliances without naming specific elements whose efficiency rating wanes over time. |
| GreenEnergyGeneration | aka Energy Generating Attributes; a pick list of methods of generating energy such as solar, wind or geothermal. |
| GreenSustainability | aka Sustainable Attributes; a pick list of sustainable elements used in the construction of the structure. |
| GreenWaterConservation | aka Water Conserving Attributes; a pick list of general water conserving attributes of the property such as landscaping or reclamation. |
| GreenIndoorAirQuality | aka Good Air Quality Attributes; a pick list of indoor air quality measures. |
| GreenLocation | aka Efficient Location and Accessibility Attributes; a pick list describing efficiencies involved with the property's location such as walkability or transportation proximity. |

By April 15th a document will be released by RESO's RETS Standards Committee describing how the MLS can implement the new RETS Standard Names into their existing versions of RETS (1.5, 1.7, 1.72) without affecting their compliance rating. Further a complete integration is planned for RETS 1.8 and is expected to be voted for adoption at the September 2010 RETS Meetings.

For more information on the new RETS Standards Names, see RCP 88:

<http://retsdoc.onconfluence.com/display/rcpcenter/RCP+88+-+Revised+StandardNames+document>.

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