

RETS Schema Group

Meeting Minutes 2007-09-12

Information

Meeting Date: 2007-09-12

Location: Hotel Radisson, Boston, MA

Sponsor: MLS Property Information Network

Meeting Type: In-person Meeting

Duration: 12 hours (September 12, 8:30 – 5:00, September 13, 8:30 – 2:00)

Next Meeting Date: 2007-10-17, Calgary, AB

Chair: Paul Stusiak

Minutes: Paul Stusiak

Attending

- Eloise Brown, NRT (day one only)
- Kevin Carroll, NRT (day one only)
- Joshua Darnell, Heartland Multiple Listing Service
- Jaison Freed, FBS DataSystems, Inc.
- Sergio Del Rio, Templates 4 Business
- Jay Hodges, Denver Metrolist
- Kevin Kunz, NRT
- Fred Larson, WFRMLS
- Jenny Natale, MLS of Long Island
- Eric Peterson, TREND MLS
- Bryan Pike, NRT
- Mark Scheel, eNeighborhoods
- Paul Stusiak, Falcon Technologies Corp.
- Irena Suput, Naples Area Board of Realtors
- Frank Tadman, REInfoLink
- Andrew Tillman, CRT

- Stephane Viau, Canadian Real Estate Association (CREA)
- Joshua Vosper, Rapattoni Corp.
- Charles Willits, Naples Area Board of Realtors
- Michael Wurzer, FBS Data Systems

Agenda

- Review and adopt previous minutes
- Review Listing Schema.
- Review Property Schema
- New Business
- Set Next Meeting Date
- Adjourn

Minutes

Adopt previous meeting minutes

No discussion was held around the minutes of the previous meeting.

The minutes were adopted as read.

Review Listings.xsd, Properties.xsd

The discussion during the review of Listings.xsd and Properties.xsd ranged across both schema. The minutes reflect this discussion style by combining the two separate agenda items into a single heading. Headings reflect the element or complexType that was discussed.

Language for Close/Closing/Sold

A short discussion of changing the inconsistent use of Sold, Sale, Close, Closing from Sold and Sale to Closing occurred. The group decided that it didn't like using Closing where Close was the correct English language usage, the determination is to use the appropriate English usage of the Close term.

** Action – Paul Stusiak to create a change request to standardize this to Closing/Close in all locations. The CR will include producing a change list.

Compensation

A short discussion on modification to Compensation elements under Listings/Listing/ContractInformation/ occurred.

The group agreed that the data type of the other compensation types of Additional and VariableRate should be

defined as strings.

****Action** – Paul Stusiak to create a change request to change the data type of AdditionalCompensation and VariableRateCompensation to string.

The question of the use of the element SubMemberCompensation was raised. The group did not agree at this time to remove SubMemberCompensation. Group members agreed to provide additional information, specifically, Jenny Natale of MLSLI.

****Action** – Jenny Natale will provide more information about the use of SubMemberCompensation.

Jenny noted that in her case the data type of all the compensation types was of string and that they would make a determination to convert the data or to create an extension to the data.

A discussion the addition of MemberCompensationRemarks did not conclude with a firm decision. The group tabled the consideration.

****Action** – Paul Stusiak to investigate adding MemberCompensationRemarks.

A discussion of creating a compensation container was held. No firm decision was made to create a container because of disagreement on the location of such a container. The issue was the difference between placing the container under the ContractInformation or at the same level as the ContractInformation.

****Action** – Paul Stusiak to investigate adding a container for Compensation with recommendations.

Pricing Concessions

Mike Wurzer brought up a suggestion to add some additional Pricing Concessions, perhaps in a container.

****Action** – Paul Stusiak to provide a trial PricingConcessions to Mike Wurzer.

****Action** – Mike Wurzer to provide feedback and additional information on the Pricing concessions container.

****Action** – Paul Stusiak to provide completed Pricing Concessions container or recommendations.

Showing

The group heard a proposal from Bob Gottesman for restructuring and revision to Showing, moving the showing information from various places into a single container at a higher level.

Some additional elements were suggested by Irena Suput. The elements were ShowingAppointmentNeededFlag and ShowingAppointmentPhoneNumber. Paul Stusiak will investigate adding these elements since those attending agreed that these seemed reasonable to add to the schema.

****Action** Paul Stusiak to investigate and report back to the group.

The group did not think adding TourCaravan to the Showing container was correct. The discussion concluded that the element was more suited to Events than to Listings.

Irrigation

A short discussion of Irrigation/Water occurred. A preliminary design was formed:

- Enumeration – eight values
- HasIrrigation flag
- WaterTypeEnum – three values: City, Reclaimed, Well
- Assessment – more investigation is needed on this.
- Secondary

A short discussion of exterior building features pointed out that certain people had values for each of Deck, Porch and Patio. This should be reflected in the design. In particular, MLSLI has this structure.

A comment from the group requested that Atrium be confirmed as a member of the ExistingStructureEnum.

**Action – Paul Stusiak to verify that Atrium is part of the enumeration of values for Existing Structure.

Pool

A lengthy discussion of Pool formed an initial design for a Pool structure.

- Construction
- Description field
- HasPool flag. This element generated a question – does this refer to public(shared) and private? Does it only refer to private? Are multiple selects needed here? It is possible that there are multiple pools, both a shared pool and a private pool.
- Indoor/Outdoor selector
- In-ground/Above ground
- Spa
- Pool Alarm
- WaterType: values: Salt, Fresh
- WaterTreatment: values: Chlorine, Bromine, Ozone, Potassium, Other Chlorine
- Filtering/Maintenance
- Cover
- Self-cleaning – this may be automatic or a separate indicator that the renter must clean.
- Vacuum
- Screened
- Fenced

The group decided that it would be best to keep it simple on the maintenance side of the model.

The group agreed that the general principle of model once, populate sometimes. We should strive to have the attribute or feature modelled correctly and then individual locations may choose to populate the information or to leave it empty.

Additional notes were provided by Joshua Vosper who has many pool elements for Construction.

Additional thinking is required to determine if a lot attribute is needed for pool – the lot can support a pool, but there isn't a pool on the lot now.

Yard

The group agreed to add a Professional Landscaping flag to Yard.

Development Status

After a lengthy discussion a trial structure was derived with the following elements:

- IsSubdividable
- Has Approvals
- PlotCount
- MinimumSize
- SubdivisionMap
- HasFiledPlan

Documents

The group moved on to documents and enumerated the following list of types of documents

- Board of Health
- Planning Board
- Building Permit
- HasFiledSurvey
- Abstract
- Architectural
- Aerial (lot)
- Land Use Code -> Zoning -> Local
- Department of Revenue (State of Florida, State of New York)
- County Generated

In the case of County generated, there are different documents created by the county. The total count of unique documents on some systems is approximately 3000 – 4000 document types.

The group thought it best to separate the documents by function.

The discussion turned to Deeded items. In several systems there were deeded items like Parking, Beach Access, Water amenities and Frontage that were handled under separate fields. The group decided to add a Deeded

documents section to handle these cases if possible.

**Action – Paul Stusiak to investigate a solution.

Listing Status

The review turned to the element Listing Status. The group decided to remove the enumeration value of Sold. This status is covered in the Closed enumeration value. The documentation will be checked to ensure that there is a note that Sold and Closed are synonymous.

Some discussion about the terms of Cancelled and Terminated occurred. The group agreed that the two were synonyms for the contract being ended without conclusion and RETS would use the value of Cancelled. A note will be added to the documentation of Cancelled to note that it is a synonym to Terminated.

**Action – Paul Stusiak to add documentation to the enumeration value Cancelled to note that it is a synonym.

There was discussion around the terms TempOffand Withdrawn. There was agreement that these states were covered in a general state of Off-Market.

There was discussion around the term Inactive. There was agreement that this term could be considered synonymous with the term Withdrawn.

There was discussion around general contingency types. There was a case described for a Pending-Show-for-backup and another case described Contingency-Will-take-back-up-offers. A third case was discussed, Active-with Contract that indicates that a listing may continue to be shown for sale.

Adjourned

The meeting was adjourned for lunch.

Resumed

The meeting resumed after lunch.

A new idea was discussed to provide a container with standardized statuses while providing local statuses that could represent local business rules.

The preliminary design for such a container was four fields:

- RetsStatus
- RegionalStatus
- Description
- On-Market Flag

After further discussion, the structure was changed to

- RetsStatus
- RegionalStatus
- IsAcceptingOffers

The need for a separate description was deemed to be redundant. Either the end user would be familiar with the RETS status values or the Regional status values and would not need a description.

The discussion turned to the definition of the RetsStatusEnum values and their definition. From this discussion, the following principles were agreed upon; the RetsStatus is a closed enumeration, the RegionalStatus MUST map to a RetsStatus, more than one RegionalStatus values can map to a single RetsStatus.

The group agreed on the definitions described in the following paragraphs.

Enumeration Value: Cancelled. Cancelled is a contract that is terminated prior to expiration.

Enumeration Value: Withdrawn. Withdrawn could be a temporary or permanent off-market state. The listing contract is still in force.

Enumeration Value: Closed. Closed is a listing that has ended with a completed transaction.

Enumeration Value: Active. Active is a listing that is available for marketing.

Enumeration Value: Expired. Expired indicates that the term of the listing contract has ended.

Enumeration Value: Pending. Pending is defined as a contract for the purchase or lease has been entered into.

**Action – Paul Stusiak to provide a status life cycle in the schema documentation section.

**Action – Paul Stusiak to add the new Status structure to the Listings.xsd schema.

**Action – Paul Stusiak to add the ListingStatusEnum values and definitions to the Listings.xsd schema.

A suggestion was made to change the name of Pending to UnderContract. While the group agreed that this was a more correct usage, the group decided that common usage reflected Pending rather than UnderContract. A note will be added to the documentation for Pending that this is a synonym.

**Action – Paul Stusiak to add the synonym relation between Pending and UnderContract as a documentation note.

Contingency

The discussion turned to Contingency. A suggestion was made to create a better structure to indicate some of the important time values. The proposed structure had the following elements:

- Description – a short description of the contingency class from an enumeration
- IsSatisfied – indicates that the contingency was satisfied
- ExpirationTimestamp – the timestamp when the contingency condition expires
- RemoveTimestamp – the timestamp when the contingency was removed as a condition.
- KickOutTimestamp – the timestamp when the contingency failed.

**Action – Sergio Del Rio to provide more definition for KickOutTimestamp

**Action – Paul Stusiak to add the new contingency container to the schema.

Group discussion produced an initial enumeration values list for contingency:

- Other
- 24 Hour
- 48 Hour
- 72 Hour notice
- 1031 Exchange
- AcceptBackupOffer
- AttorneyReview
- Concurrent Close
- Coop
- Court Approval
- Document Review
- FaultZone
- FireZone
- Gift Letter
- Home Inspection
- Job Transfer
- KickOutClause – also known as EscapeClause
- None
- NOD file (Notice of Default)
- Other
- Probate
- Radon
- Short Pay
- Special Hazard
- Subject to Spousal Approval
- Termite
- Zoning

Listing Pricing

The discussion went onto pricing. There was some interest in making the listing pricing have an extension point to permit local needs for additional pricing information to be provided. Some terms discussed included the synonyms ContractPrice/PendingPrice and LastPrice/PreviousPrice.

**Action – Paul Stusiak to provide an extension point on ListingPricing.

Concessions

The group agreed that the concessions element needed a container with a value and description.

**Action – Paul Stusiak to provide a Concessions/ConcessionValue and Concessions/ConcessionDescription structure.

Compensation

A short discussion of compensation led to the question open as to the need to add a BrokerAgency compensation container.

**Tabled – Broker compensation or extension points off of Compensation.

Adjourned

The meeting was adjourned until the morning of September 13th.

Resumed

The meeting resumed at 8:30 AM, September 13th.

ListingOffice

The group talked about the ListingOffices complex type. The group concluded that there was a need for multiple offices like Listing, Co-Listing, Selling, Co-Selling and entry. The group also agreed that there was only a single listing agent, listing agent office intended for all cases. No one could cite a case where there was more than one listing office.

MemberType

A very brief discussion occurred to permit the addition of the retsid to the Members.xsd and other adopted types without re-opening the schemas for change since this represents a documentation change only.

Laundry

The group talked about Laundry as a complex type. There was some question about representing laundry as a room. Some searching type questions that were felt to be important were searching for a laundry on the same floor as the bedroom, so the level of the laundry room is important. Some of the general terms around laundry mentioned were coin versus free, the level or floor, is a room since some laundry facilities are housed in closets, 220 Volts, Gas/Electric/Propane. Further thinking and discussion is needed on the topic of laundry.

**Action Paul Stusiak will prepare a trial structure for laundry.

Community

The group talked about Community as a complex type. The discussion revolved around the fundamental representation of Community, is it a Property Association or is it a Common Property description? The group felt that their sense was that it should represent the Property Association.

Some of the elements discussed were felt to be basic requirements; Amenities, Rules and Costs. Costs need to include frequencies or period and who pays for the cost – the tenant or the owner.

Other elements discussed were Complex and do Amenities belong in Complex rather than Community. This was left as an open question.

The group concluded that more thought was needed on Community and will try to have some further points to discuss at the next meeting.

ResidentialIncome

The group discussed the basic elements of ResidentialIncome and agreed that it must include the total number of units, the condo name and the building total number of units.

ComplexFeatures

The group decided to change the naming to use a container for ComplexFeatures/ComplexFeature

**Action – Paul Stusiak to add a container to ComplexFeatures/ComplexFeature.

MobileHome

The group discussed Mobile Home as a building type. The group agreed that an element is needed to represent the 431 form (permanent foundation) and the decal, which could be multiple decals.

**Action – Paul Stusiak to find and fix Data, Details to Information in MobileHome.

Other elements that are needed are Track and MobileHomeType that should be an enumerated value. The enumeration values are:

- Single,
- Double,
- Triple,
- Quad,
- Mobile,
- Modular,
- Manufactured,
- Title6.

For more values, an internet search for the phrase 'Mobile HomeNADA Guides' was suggested. A boolean element of IsExpando was also deemed necessary.

The group agreed to review Mobile later and reconsider the elements needed to represent the type.

Farm

The group discussed the property type of Farm. A quick list of farm category was generated by the group. The list includes:

- Ranch
- Orchard
- Poultry
- Hobby
- Livestock (with a livestock type)

The group agreed that additional category types are needed. Other elements were LivestockType, Permits, Improvements, WaterVolume, Soil Type, ExistingCrops, Restrictions, MineralRights, Area , IrrigationDry Irrigation, Crop Irrigation, Water, Wooded.

The group agreed to move the structures found on a Farm property into the Buildingscontainer.

The group agreed to separate the commercial farm aspects from the non-commercial aspects.

Ranged Elements

The group talked about ranged addresses to handle those cases where the data set of the MLS does not provide exact information.

The first such item discussed was in the context of Age/YearBuilt/AgeRange. There were several arguments in favour of adding the additional element of AgeRange and immediately deprecating it. The discussion lead onto the topic of deprecation. It was noted that the deprecation is not enforced in the tools and would just be an appinfo notice.

Other ranged types that were known of were:

- LotSizeRange
- StoriesRange
- BedsRange
- InteriorSqFtRange
- AgeRange
- InteriorRange
- ExteriorRange
- StoriesRange

Paul Stusiak noted that BedsRange and StoriesRange could be covered in the existing BedsLegacyTotal and StoriesLegacyTotal elements. No firm decision was reached on this discussion point.

**Tabled – Discussion of additional ranged values.

Units

A trial structure for Units – containing Unit was designed by the group. The structure has a parent container of Units, holding 1 or more Unit. Unit has the following elements:

- UnitCategory
- CategoryTotal (does this belong at the Units level?)
- UnitLayout/UnitFloorPlan
- Rent
- Rooms
- Area
- UnitNumber
- IsOccupied
- Floor
- UnitFloorCount (should include split-level)
- IsFurnished
- Remarks

As well, additional discussion was held on the need to handle multiple units of identical nature that are sold as a group. Some sellers enter a single unit for sale then provide a new record when a specific unit sells that immediately goes to sold. This could be a local business rule and may not be suitable for inclusion in the standard.

No decisions were made from this discussion.

**Tabled – Additional definition of the Unit/Units structure.

Adjourned

The meeting was adjourned for lunch.

Resumed

The meeting was resumed following lunch.

Compensation

The topic of compensation was revisited with some new information from the various participants. In particular there was interest in adding Broker-level compensation elements. Several of the attendees had some form of broker compensation recorded in their systems. TREND and Heartland capture TransactionBrokerCompensation and ListingBrokerBonus. REIL captures this information in a more generic Commission field.

**Tabled – Additional discussion of Broker-level compensation.

Calculated Listing Elements

A short discussion of calculated elements in the listing occurred. There was some interest in permitting a container for calculated elements as an extension point. Bob Gottesman discussed the additional calculated elements that he is seeing in his data set. At this time the group did not reach an agreement on adding more calculated elements beyond DOM and CDOM.

**Tabled – Additional discussion on container for calculated elements.

WindowType

Additional window types for the enumeration were offered. Thermopane and Argon types will be added to the enumeration. The Low-e description will receive additional description and Privacy Window will be added to the enumeration with the description that it is an electronically controlled window that has variable obscurity.

Exterior Features

A free-ranging discussion of the exterior elements occurred. Points made were:

- Exterior Material and Exterior Covering are synonyms
- Exterior Finish should be considered for inclusion
- FoundationEnumeration should have the following additions: Stone, Concrete, Slab, TieDown, QuakeBracing, Hurricane
- R-Factor should be considered for inclusion.
- Roof Deck should be considered for inclusion. It has values of Wood, Steel, Concrete, Covered.
- SubRoof should be considered for inclusion.
- Additional values for RoofMaterial are Foam, Fire-retardant.
- Building Design Style should have a repeating Architectural Style. The enumeration for this appears to be missing.
- Additional elements should be added to Disability: HasVisuallyImpairedFeatures, HasHearingImpairedFeatures, HasMobilityImpairedFeatures, HasStatutoryCompliance. A note should be added on ADA and other jurisdiction support.
- Disability Features should be multi-select.
- Disability should have an extension point at the end.

**Action – Mike Wurzer will get information on Eco-friendly housing for addition into the standard.

**Action – Paul Stusiak to confirm that Wood shingle and shake are already on the enumeration for RoofingMaterial.

**Action – Paul Stusiak to remove None from Roof, Roo\$ngMaterial.

New Business

No new business was discussed.

Set Next Meeting

The next meeting is to be held in Calgary, AB on October 12, 13, at 8:30 AM MDT.

Adjourn

The meeting was adjourned at 2:00 PM EDT.