

FORMAT CHANGE TO TWO FIELDS IN FLEXMLS

NAR (the National Association of Realtors) has implemented a mandatory initiative to standardize core common data fields for MLSs throughout the country. NAR requires implementation by January 1, 2016 for the RESO (Real Estate Standards Organization) Data Dictionary in RETS (Real Estate Transaction Standard) and the Web API by June 30, 2016.

What does that mean to you? By utilizing standard fields across all the MLSs, development and innovation for new and existing real estate tools such as IDX, broker in-house systems, and more can be created at lower costs with faster implementations.

RealtyWEB.Net MLS is close to finalizing our certification for the standard fields. However, **two fields did not fit the standard definitions**. In the MLS system these two fields were details that listed out your options, whereas the new standards require them to be numeric. They are:

Parking Facilities

Stories

Effective 10/21/2015, these two data fields **have been changed to a numeric input value in the Add & Change Listing program**. If the listing has a 2 car garage, you will enter a number 2 in the appropriate parking field, same with stories.

If you have any **SAVED SEARCHES** that include Parking or Stories for any property type, you will need to update them to reflect the modified data.

The conversion could have an impact on your portals depending upon how you have them setup. With all the listings being changed – your customer might be seeing all statuses – even old ones. Call for assistance if that is occurring.

We will continue to update you on the progress of the conversion and the status of these two fields. See the examples below from Residential:

<input type="checkbox"/> A Frame	<input type="checkbox"/> Other
Stories: Select between 1 and 4 items.	
<input type="checkbox"/> # Stories	<input type="text"/>
This is a whole number (no decimals). It is the total # of Floors in structure.	

Parking Facilities: Select between 1 and 10 items.	
<input type="checkbox"/> Attached Garage	<input type="checkbox"/> Detached Garage
<input type="checkbox"/> # Garages Spaces <input type="text"/>	<input type="checkbox"/> Side Entry Garage
<input type="checkbox"/> Courtyard Entry Gar	<input type="checkbox"/> Oversize Gar/Storage
<input type="checkbox"/> Golf Cart Storage	<input type="checkbox"/> Garage Door Opener
<input type="checkbox"/> Keypad Entry	<input type="checkbox"/> # Carport Spaces <input type="text"/>
<input type="checkbox"/> On Street Parking	<input type="checkbox"/> No Covered Parking
<input type="checkbox"/> Circular Drive	<input type="checkbox"/> RV / Boat Parking
<input type="checkbox"/> Lndry-Garage/Carport	<input type="checkbox"/> Other Parking
<input type="checkbox"/> Asphalt Blacktop	<input type="checkbox"/> Concrete
<input type="checkbox"/> Gravel	<input type="checkbox"/> Electric Car Hookup

If you have questions, please contact Technical support at (904) 394-9494 x 1605.

<http://www.realtyweb.biz/doco/Parking%20Stories%20RETS.pdf>

Effective today, 10/21/2015, two data fields have been changed to a numeric input value in the Add & Change Listing program. They are Parking Facilities & Stories.

However, as of today you can still SEARCH utilizing the previous detail selections for both Parking and Stories, but as the data converts to these new numeric fields-they will be phased out.

If you have any SAVED SEARCHES that include Parking or Stories for any property type, you will need to update them to reflect the modified data.

[Click here](#) for details on the why and the how this took place.