

BAREIS MLS® Property Category

(The correct MLS Property Category must be entered per BAREIS MLS® Rules & Regulations 9.4, 9.5, 9.11 and 9.12)

General Information about Unique BAREIS Features

- The Rapattoni system has an on-market date in addition to the listing date. According to the rules, listings must be entered within 3 business days of execution of the contract. If you need to hold the listing “off-market” for a few days to facilitate repairs, etc., you can enter a later on-market date. The property will show as an unapproved listing until the on-market date. It is important you have a completed exclusion form if the property is not listed as Active within 3 business days of execution of the contract. (If the listing will not be submitted to the MLS within 3 business days the completed exclusion form should be e-mailed to rules@norcalmls.com.)
- Sale/Lease: The MLS is set up in a way to permit agents to enter both “For-Sale” listings and “For Lease” in their proper property classification.
- PUD: Since common interest development applies to literally every property classification (you may have a single family, commercial, etc. in a common interest development or PUD), properties are identified as common interest development or as a PUD by simply checking the proper box in the listing process that identifies the property as a common interest development or a PUD.
- Attached/Detached: Also because of the unique nature of some construction within our area, a property may be identified as attached or detached in the listing process. You may have, for instance, a single family home that is attached to another home. **Please note that this does not refer to the garage.*

Residential

Within the residential property classification, you have three sub-classifications. When someone searches residential, they search all three of the sub-classifications, unless they exclude them. Using detailed search, an individual may search just a specific sub-classification within residential.

A lot where new home construction plans are approved and the list price includes all completed improvements may be placed in the residential property type.

- 1) **Single Family** - This classification refers to single family residence. It may be attached, detached, and/or within a PUD or common interest development. Typically what denotes a single family residence is the zoning and usage of the property.

If a single family residence has an extra unit (sometimes called a granny unit or apartment), the extra unit should be identified by checking “2nd unit on lot” in the listing process. When you select “2nd unit on lot” in the listing process, you will be prompted to fill out additional fields like bedrooms, bathrooms, etc. This will permit agents searching for single family residences with apartments and granny units to find them. A single family residence with an extra apartment is not generally considered a 2-4 unit property, unless both properties have separate distinct addresses and are zoned as multi-family. If one side of a duplex is for sale, it should be listed as a single family attached unit. If it has a common interest development considerations, that should be properly identified in the listing.

A mobile/manufactured home can be classified as single family on the MLS if A) The wheels have been removed, the home is attached to a permanent foundation (tie-downs do not qualify), the title has been abandoned for a deed. B) The purchase of land is involved with the sale of the unit. If either A or B do not apply, the listing shall be placed under mobile/floating homes.

A manufactured home (manufactured off premises and assembled on the lot), on a permanent foundation with a deed, should be entered in the single family classification with the construction type either modular or prefab indicated in the listing.

- 2) **Condo/Cooperative/Other** - If the single family residence being sold is controlled by either a cooperative or a condominium agreement, the property should be listed in this category.

- 3) Farms and Ranches** - The Farms and Ranch category is for properties that are zoned farm and ranch and have a habitable residence or residences on the property. This property classification is designed to handle all types of farms, including vineyards. There is no acreage limitation to a farm and ranch; the key element is zoning. A farm without a habitable residence should be listed under Lots/Land/Agricultural.

Mobile/Floating Homes

A floating home is a property that is somewhat unique to our area. It is typically constructed on a barge or pontoons, and it is moored to the shoreline in an approved "dock" or "marina." The home itself typically has a serial or license number. The buyer will have to pay dock or marina fees for the home.

The mobile home classification is designed to handle mobile homes and manufactured homes. HCD defines a mobile home as a unit made prior to June 1976. After June 1976 the mobile unit is defined or referred to as Manufactured. A mobile/manufactured home has a title, similar to a car. If the home has title with the state of California, it should be classified as a mobile/manufactured home. If the wheels have been removed, the home is attached to a permanent foundation (tie-downs do not qualify), the title has been abandoned for a deed, and/or land is involved, the mobile/manufactured home may be classified as a single family residence in the MLS.

A manufactured home (manufactured off premises and assembled on the lot), on a permanent foundation with a deed, should be entered in the single family classification with the construction type either modular or prefab indicated in the listing.

Multi-Unit 2-4

The multi-unit/2-4 classification is designed to handle properties with 2-4 legal units with distinct addresses where all of the units are included in the listing. (For example, if only one side of a duplex is for sale, it should be listed as a single family attached property.) Some people refer to them as duplexes, triplexes, and quadraplexes.

Lots/Land/Agriculture

This classification is designed to handle individual house lots, raw vacant land, and farm land that does not have a habitable residence. Farmland with a habitable residence should be listed under farms and ranches in the residential section. The Lots and Land and Agriculture classification does not have a place to put the description of a residence in the listing. Buildings that are incidental to the use of an agricultural property (barns, storage areas, etc.) are identified in the listing through a feature group.

A lot where new home construction plans are approved and the list price includes all completed improvements may be placed in the residential property type.

Commercial

The Commercial classification includes industrial, office, retail, R&D, and warehouse properties. It is also possible to identify a property as mixed use (a shopping center with multiple uses). The properties may also be identified as attached or detached.

Business Opportunity

If a business is for sale (i.e., a donut shop), it should be listed as a business opportunity. If the facility that the business is located in is also for sale, the business property may be listed under commercial, and the business itself listed under business opportunity.