

**Tucson Association of Realtors Multiple Listing Service
System for Incorporating Green Features into the MLS
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Introduction

This document details the system which the Tucson Association of Realtor's Multiple Listing Service is using to incorporate green features into its MLS. The report also includes information describing why the process is relevant to other MLS's throughout the country and a computerized checklist of features drawn from the National Association of Homebuilders Users Guide.

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Design Criteria

Connect sellers and potential buyers of homes with green features

Be suitable for both new and existing homes

Give specific green features for each home

Provide means to get more details

Establish accountability for green feature claims

Accommodate change (technology, codes and standards)

Educate the public and agents

Provide a resource for appraisers

Discourage green-washing

Accommodate brevity requirements for computerized checklist

Cost

Feasibility for MLS providers

Listing Input Methodology

1. Uses categories of features

The Tucson MLS system utilizes the same five categories for features as the two national and our local green-home rating systems. (USGBC LEED for Homes, National Association of Homebuilders Guidelines, Pima County Green Building Program)

Categories:

Location; Lot Design, Preparation & Development
Resource Efficiency
Energy Efficiency
Water Efficiency
Indoor Environmental Quality

Benefits:

Consistent with builders
Applicable nationwide
Endure over time because they are environmental issues we are addressing. They are timeless.
Flag for consumers the general nature of green features included in a home.

2. Computer check-list of features

Using one of the above rating systems, (in Tucson our features come from the Pima County Green Program) select features from each of the categories that are the most popular or are either easily understood (non-technical). These are included in the MLS on a drop-down computer menu. We are using 26 features here out of over 100 listed in the county program. We also include all of the rating categories in our computer menu.

3. Provision for additional features

Provide complete list of features in Attached Documents section of the MLS.

Computerized Checklist for Green Features Listing Input to MLS Features from Pima County Green Building Program

Location, Lot Design, Preparation & Development

Built on a previously developed site
An infill site bordering existing development
Uses only native plants

Resource Efficiency

Structural Insulated Panels/Insulated Concrete Forms
Rammed earth, adobe, strawbale, or natural building material
Forest Stewardship Council certified wood
Rapidly renewable flooring (bamboo, cork, recycled wood)

Energy Efficiency

Home Energy Rating Score (HERS) or Energy Smart Home Scale rating
Has government or utility sponsored energy efficiency program certification
Energy Star rated windows/skylights
Low E dual pane windows
Energy Star rated appliances
Energy Star advanced lighting package
Solar hot water system
Solar photovoltaic system

Water Efficiency

Rainwater harvesting
Grey water plumbing lines
Point-of-use tankless hot water heater
EPA WaterSense faucets and showerheads
Dual-flush toilets

Indoor Environmental Quality

EPS Energy Star Indoor Air Quality Package
Exhaust systems in kitchens/bathrooms vent outside
Whole-house air filtration system
Green Seal certified coatings/paints

Green Label certified carpets/backings
Cabinets have no formaldehyde resins

Certifications

National Association of Homebuilders Bronze
National Association of Homebuilders Silver
National Association of Homebuilders Gold
US Green Building Council LEED Certified Silver
US Green Building Council LEED Certified Gold
US Green Building Council LEED Certified Platinum
Pima County Green Building System Bronze
Pima County Green Building System Silver
Pima County Green Building System Gold
Pima County Green Building System Emerald

Other

See "Attached Documents"

Paper MLS Input Sheet

An MLS Input sheet similar to but separate from the blue Residential Profile Sheet

Benefits:

Allows for updating as technology changes
Used only on homes with green features

Computerized Checklist for Green Features Listing Input From National Association of Home Builders Checklist

Lot Design, Preparation, and Development

- Not built on environmentally sensitive area
- Permeable materials for driveways, parking areas, walkways, and patios
- Native vegetation for landscaping

Resource Efficiency

- Recycled-content for building materials
- Materials from renewable resources such as bamboo
- Wood certified sources such as the Sustainable Forestry Initiative Program
- Locally available, indigenous materials

Energy Efficiency

- HERS Rating
- ENERGY STAR—rated windows
- ENERGY STAR ceiling fans
- ENERGY STAR lighting
- ENERGY STAR appliances
- Passive solar design
- Solar water heating system
- Solar photovoltaic system

Water efficiency

- On-demand water heater at point of use
- Energy Star water-conserving appliances
- Water-efficient fixtures (showerheads, faucets, toilets)
- Low-volume, drip irrigation system
- Rainwater harvesting
- Greywater plumbing

Indoor Environmental Quality

- Green-Label carpeting
- None or low-formaldehyde cupboards
- Low-VOC-emitting wallpaper

Certification

National Association of Homebuilders Bronze, Silver, Gold
US Green Building Council Certified Silver, Gold, Platinum
Local Certification Program

Other

See Attached Documents

Documents Used in Tucson for Inputting Additional Green Features into the Additional Documents Section of the MLS

Any builder's or remodeler's green checklist given to the owner.

Any changes made that are known to the owner must be noted.

The Pima County Green Building input form

Benefits:

It incorporates all current features needed for green home certification

It will be updated by Pima County as technology changes

We are not re-inventing the wheel and making decisions about what to leave in and what to take out

Drawbacks:

It has fields we won't use that could cause confusion (Verification Method, Points Achieved, Possible Points)

It has features that apply to developments as opposed to individual houses (more possible confusion)

It uses current standards that may be too high for older homes with green features

Document Prepared by the Owner that Lists Green Features

Benefits:

Suitable for older homes that have green features that do not meet today's standards as reflected in the Pima County Green Building system

Any document input must be signed and dated by the current owner.

Computer Output on Agent and Client Reports

Output is to be organized by the Green Building categories of Location, Lot Design; Energy Efficiency; Resource Efficiency; Water Efficiency; Indoor Environmental Quality.

Example:

Location, Lot Design: Built on a previously developed site

Resource Efficiency: Insulated Concrete Forms

Energy Efficiency: HERS rating

Indoor Environmental Quality: Whole-house air filtration system

Conducting a “Search” for a Green Buyer

This capability will work like the search for a “split bedroom” floor plan

One box, labeled “Green Features,” will be provided on the search page.

If the “Green Features” box is **not** checked by the buyer, **all** homes meeting the buyer’s other criteria would be displayed. Among these would be a mixture of homes with and homes without green features.

If the buyer checks the box “Green Features” **only** homes with identified green features would be displayed.

Green Features would print out on every listing for which there are some input.