



XRESO 2.0

**REAL ESTATE STANDARDS
ORGANIZATION**



On May 12, Hive MLS will implement a upgrade to its FlexMLS platform by transitioning to the RESO 2.0 standard, which will involve updates to over 200 fields. This booklet will show you all the changes sorted by Property Type and Field.

This transition primarily focuses on refining field names and classifications for enhanced clarity and usability. A majority of the field changes will on be minor updates like name updates such as capital letters, removing of spaces, & removing a word. For instance, the term "Ocean Front" will be updated to "Oceanfront."

However let's consider a couple of concrete changes. Utility fields have been **reclassified**: an old catch-all *Utilities* field is now split. Water-related entries (e.g. "Municipal Water," "Shared Well," "No Water") are moved into a new **WaterSource** field, and sewer-related entries (e.g. "Municipal Sewer," "Community Sewer," "No Sewer") go into a new **Sewer** field. This eliminates confusion where a single field once had mixed water/sewer values. Another example is terminology alignment: a local field like *Handicap Accessible* (with values like "Bathroom," "Kitchen," "Hallways") is now aligned under the standard **AccessibilityFeatures** field. In this way, RESO 2.0 harmonizes and clarifies field names and values.

By standardizing data feeds, the upgrade will facilitate the integration of modern technological tools, thereby fostering competition and improving product offerings within the market. Ultimately, the RESO 2.0 updates aim to establish a robust data foundation that enhances the accuracy of listings and simplifies connections with contemporary real estate technology.

Flexmls Utility Field Changes – Sorted by Property Type and Field

This section goes over the concrete changes. Utility fields have been **reclassified**: an old catch-all *Utilities* field is now split. Water-related entries (e.g. “Municipal Water,” “Shared Well,” “No Water”) are moved into a new **Water Source** field, and sewer-related entries (e.g. “Municipal Sewer,” “Community Sewer,” “No Sewer”) go into a new **Sewer** field. This eliminates confusion where a single field once had mixed water/sewer values.

Property Type: Comm Sale or Lease

Flexmls Field	Flexmls Old	Flexmls New
Utilities (WS)	Comm Sewer (WACM)	Merge data with Community Sewer (WSCS)
Utilities (WS)	Comm Water (WACM)	Combine with Community Sewer
Utilities (WS)	City Water	Move to Water Source

Property Type: Land

Flexmls Field	Flexmls Old	Flexmls New
Utilities (WS)	Septic Permit on file (WSSPH)	Move to Sewer field. Rename to Septic Permit On File
Utilities (WS)	Not Tested (WSNT)	Move to Sewer field. Rename to Perc Test Not Done

Property Type: Land, Multi-Family, Residential Rental

Flexmls Field	Flexmls Old	Flexmls New
Utilities (WS)	County Sewer (WSCNS)	Move to Sewer field
Utilities (WS)	County Water (WSCNW)	Move to Water Source (WT)

Property Type: Multi-Family

Flexmls Field	Flexmls Old	Flexmls New
Sewer (SW)	No Sewer	Rename to None
Sewer (SW)	Septic On Site	Rename to Septic Tank
Sewer (SW)	Connected	Move to Utilities field. Rename to Sewer Connected
Sewer (SW)	Sewer Tap Available	Move to Utilities field
Sewer (SW)	# Meters (SWMET)	Unmap
Water Source (WT)	No Water	Rename to None
Water Source (WT)	Water Connected	Move to Utilities field
Water Source (WT)	Water Tap Available	Move to Utilities field
Water Source (WT)	# Meters (WTMET)	Unmap

Property Type: Multi-Family, Residential Rental

Flexmls Field	Flexmls Old	Flexmls New
Utilities (WS)	Sewer Tap Paid	Add
Utilities (WS)	Electricity Available (WSEA)	Add
Utilities (WS)	Electricity Connected (WSEC)	Add
Utilities (WS)	Propane (WSP)	Add
Utilities (WS)	Phone Available (WSPH)	Add

Property Type: Residential

Flexmls Field	Flexmls Old	Flexmls New
Sewer (SW)	County Sewer (WSCNS)	Add
Water Source (WT)	County Water (WSCNW)	Add

Property Type: Residential, Land, Multi-Family

Flexmls Field	Flexmls Old	Flexmls New
Utilities (WS)	None (UTNO)	Add

Property Type: Residential, Land, Multi-Family, Residential Rental, Comm Sale or Lease

Flexmls Field	Flexmls Old	Flexmls New
Utilities (WS)	Community Sewer	Move to Sewer field
Utilities (WS)	Community Sewer Available	Split to have Community Sewer selected and Sewer Available selected. Delete

Property Type: Residential, Land, Multi-Family, Residential Rental, Fractional/Timeshare

Flexmls Field	Flexmls Old	Flexmls New
Utilities (WS)	Municipal Sewer Available	Split to have Municipal Sewer selected and Sewer Available selected. Delete
Utilities (WS)	Municipal Water Available	Split to have Municipal Water selected and Water Available selected. Delete

Property Type: Residential, Land, Multi-Family, Residential Rental, Fractional/Timeshare, Comm Sale or Lease

Flexmls Field	Flexmls Old	Flexmls New
Sewer (SW)	Other (SWOT)	Add
Utilities (WS)	Sewer Available	Add

Utilities (WS)	Water Available	Add
Utilities (WS)	Community Water	Move to Water field
Utilities (WS)	Community Water Available	Split to have Community Water selected and Water Available selected. Delete
Utilities (WS)	Municipal Sewer	Move to Sewer field
Utilities (WS)	Municipal Water	Move to Water Source (WT)
Utilities (WS)	Private Sewer	Move to Sewer field
Utilities (WS)	Underground	Rename to Underground Utilities
Water Source (WT)	Other (WTOT)	Add

Property Type: Residential, Land, Residential Rental, Fractional/Timeshare, Comm Sale or Lease

Flexmls Field	Flexmls Old	Flexmls New
Utilities (WS)	No Sewer	Move to Sewer field. Rename to None
Utilities (WS)	No Water	Move to Water Source field. Rename to None
Utilities (WS)	Pump Station	Move to Sewer field
Utilities (WS)	Septic Off Site	Move to Sewer field
Utilities (WS)	Septic On Site	Move to Sewer field. Rename to Septic Tank
Utilities (WS)	Shared Well	Move to Water Source field
Utilities (WS)	Well Water	Move to Water Source field. Rename to Well.

Property Type: Residential, Multi-Family

Flexmls Field	Flexmls Old	Flexmls New
Utilities (WS)	Cable Available (WSCA)	Add

Property Type: Residential, Multi-Family, Residential Rental

Flexmls Field	Flexmls Old	Flexmls New
Sewer (SW)	Septic Permit On File (WSSPH)	Add
Utilities (WS)	Water Tap Paid	Add

Property Type: Residential, Residential Rental

Flexmls Field	Flexmls Old	Flexmls New
Sewer (SW)	Perc Test Not Done (WSNT)	Add

Flexmls Field Changes – Sorted by Property Type and Field

This section goes over the majority of the simple changes to the local field like *Handicap Accessible* (with values like “Bathroom,” “Kitchen,” “Hallways”) is now aligned under the standard **Accessibility Features** field.

Property Type: All

Flexmls Field	Flexmls Old	Flexmls New
Frontage Type	Ocean Front	Change to Oceanfront
Frontage Type	Golf Front	Change to Golf Course
Frontage Type	River Front	Change to River
Frontage Type	Lake Front	Change to Lakefront
HOA and Neigh Amenities	Cable	Change to Cable TV
Post Direction	Ext	Move to Street Suffix List

Property Type: Comm Sale or Lease

Flexmls Field	Flexmls Old	Flexmls New
Lot Description	See Others	Change to Other
Sub-Type	Bed and Breakfast	Bed & Breakfast
Sub-Type	Mixed Use	Change to Mixed
Sub-Type	Office	Change Professional/Office
Sub-Type	Self Storage	Change to Storage
Sub-Type	Multi-Family	Change to Multi Family
Tenant Pays	Natural Gas	Change to Gas
Tenant Pays	Storm Water Fee	Submit to RESO to be ignored
Tenant Pays	Yard Maintenance	Change to Grounds Care
Tenant Pays	Pool Maint	Change to Pool Maintenance
Tenant Pays	Trash Removal	Change to Trash Collection

Property Type: Land

Flexmls Field	Flexmls Old	Flexmls New
Bldgs on Property	Shed	Change to Shed(s)
Bldgs on Property	Stable	Change to Stable(s)
Bldgs on Property	Storage Buildings	Change to Storage
Sub-Type	Commercial/Industrial	Change to Industrial
Sub-Type	Timberland	Update listings to have Subtype of Wooded and Timber in Current Use selected
Terms	Available for Lease Purchase	Change to Lease Purchase

Property Type: Land, Comm Sale or Lease

Flexmls Field	Flexmls Old	Flexmls New
Current Use	Agriculture	Change to Agricultural
Current Use	Manufactured Construction	Change to Manufactured Home

Property Type: Land, Multi-Family, Residential Rental, Fractional/Timeshare, Comm Sale or Lease

Flexmls Field	Flexmls Old	Flexmls New
Lot Description	Cul-de-Sac Lot	Change to Cul-De-Sac
Lot Description	Open	Change to Open Lot
Lot Water Features	Boat Dock	Change to Dock, move to Exterior Features. Leave Land and Commercial mapped to ExteriorFeatures

Property Type: Multi-Family

Flexmls Field	Flexmls Old	Flexmls New
Green Bldg Certify	HERS	Change to HERS Index Score

Property Type: Multi-Family, Residential Rental, Fractional/Timeshare

Flexmls Field	Flexmls Old	Flexmls New
Exterior Features	Greenhouse	Move to Other Structures
Exterior Features	Gazebo	Move to Other Structures

Property Type: Residential

Flexmls Field	Flexmls Old	Flexmls New
Green Bldg Certify	HERS Rated	Change to HERS Index Score
Laundry Features	Chute	Change to Laundry Chute
Lot Features	Cul-de-Sac Lot	Change to Cul-De-Sac
Lot Features	Open	Change to Open Lot
StructureType	Quadplex	Change to Quadruplex

Property Type: Residential Rental

Flexmls Field	Flexmls Old	Flexmls New
Rental Information, Lease Term	12 Month	Change to 12 Months
Rental Information, Lease Term	24 Month	Change to 24 Months

Rental Information, Lease Term	6 Month	Change to 6 Months
Rental Information, Lease Term	Month to Month	Change to Month To Month
Rental Information, Lease Term	Short Term	Change to Short Term Lease
Rental Information, Lease Term	12 month	Change to 12 Months
Rental Information, Lease Term	24 month	Change to 24 Months
Rental Information, Lease Term	6 month	Change to 6 Months
Rental Information, Lease Term	Renewal Options	Change to Renewal Option

Property Type: Residential, Land

Flexmls Field	Flexmls Old	Flexmls New
Other Structures, Bldgs on Property	Green House, Green House	Change to Greenhouse

Property Type: Residential, Land, Multi-Family

Flexmls Field	Flexmls Old	Flexmls New
Terms	Loan Assumption	Change to Assumable

Property Type: Residential, Land, Multi-Family, Boat Slips, Fractional/Timeshare, Comm Sale or Lease

Flexmls Field	Flexmls Old	Flexmls New
Agreement Type	Exclusive Right to Lease	Change to Exclusive Right To Lease
Agreement Type	Exclusive Right to Sell	Change to Exclusive Right To Sell
Stipulation of Sale	Bankruptcy	Change to Bankruptcy Property
Stipulation of Sale	Foreclosure	Change to In Foreclosure
Stipulation of Sale	Court Approval	Change to Third Party Approval
Stipulation of Sale	Estate Sale	Change to Probate Listing
Stipulation of Sale	REO	Change to Real Estate Owned
Stipulation of Sale	None	Change to Standard

Property Type: Residential, Land, Multi-Family, Residential Rental, Boat Slips, Fractional/Timeshare, Comm Sale or Lease

Flexmls Field	Flexmls Old	Flexmls New
Showing Instructions	Key at Office	Change to Key In Office

Property Type: Residential, Land, Multi-Family, Residential Rental, Comm Sale or Lease

Flexmls Field	Flexmls Old	Flexmls New
Lot Water Features	Pond on Lot	Move to Lot Features

Property Type: Residential, Land, Multi-Family, Residential Rental, Fractional/Timeshare, Comm Sale or Lease

Flexmls Field	Flexmls Old	Flexmls New
Frontage Type	Creek Front	Change to Creek
Lot Water Features	Waterfront Comm	Waterfront Community
Road Type Frontage	Private	Change to Private Road
View Type	Canal View	Change to Canal
View Type	Creek View	Change to Creek
View Type	Lake View	Change to Lake
View Type	Marina View	Change to Marina
View Type	Ocean View	Change to Ocean
View Type	Pond View	Change to Pond
View Type	River View	Change to River
View Type	Water View	Change to Water

Property Type: Residential, Land, Residential Rental

Flexmls Field	Flexmls Old	Flexmls New
View Type	Golf Course View	Change to Golf Course

Property Type: Residential, Land, Residential Rental, Comm Sale or Lease

Flexmls Field	Flexmls Old	Flexmls New
Land Lease, Land Lease Frequency	Seasonally	Change to Seasonal

Property Type: Residential, Multi-Family, Fractional/Timeshare

Flexmls Field	Flexmls Old	Flexmls New
Green Bldg Certify	EPA Water Sense	Change to WaterSense
Green Bldg Certify	Energy Star Home	Change to ENERGY STAR Certified Homes
Green Bldg Certify	EPA Indoor Air Plus	Change to Indoor airPLUS
Green Bldg Certify	LEED H Certified	Change to LEED For Homes

Property Type: Residential, Multi-Family, Fractional/Timeshare, Comm Sale or Lease

Flexmls Field	Flexmls Old	Flexmls New
Green Bldg Features	Geo Thermal Heat	Merge with Geothermal data in the Heating field
Heating	Other-See Remarks	Change to Other

Property Type: Residential, Multi-Family, Residential Rental

Flexmls Field	Flexmls Old	Flexmls New
Appliances/Equip	Compactor	Change to Trash Compactor

Property Type: Residential, Multi-Family, Residential Rental, Fractional/Timeshare

Flexmls Field	Flexmls Old	Flexmls New
Appliances/Equip	Microwave - Built-In	Change to Built-In Microwave
Appliances/Equip	Wall Oven	Take Wall Oven off of Add/Edit so that the listings with it selected can keep that data. Add dd Built-In Electric Oven and Built-In Gas Oven to be used instead.
Appliances/Equip	Bar Refrigerator	Change to Mini Refrigerator
Appliances/Equip	Downdraft	Change to Down Draft
Appliances/Equip	Cooktop - Electric	Change to Electric Cooktop
Appliances/Equip	Cooktop - Gas	Change to Gas Cooktop
Appliances/Equip	Stove/Oven - Electric	Change to Electric Range or Electric Oven
Appliances/Equip	Stove/Oven - Gas	Change to Gas Range or Gas Oven
Appliances/Equip	Vent Hood	Change to Vented Exhaust Fan
Appliances/Equip (AP)	Central Vac	Update to Central Vacuum and move to Interior Features field
Exterior Features	Security Lighting	Update to Security Lights and move to RESO's SecurityFeatures field
Handicap Accessible	Bathroom	Change to Accessible Full Bath
Handicap Accessible	Hallways	Change to Accessible Hallway(s)
Handicap Accessible	Kitchen	Change to Accessible Kitchen
Interior Features	9Ft+ Ceilings	Change to High Ceilings
Interior Features	Home Theater	Take off of Add/Edit. Use Media Room already in Rooms Tab. Multi-Family doesn't have Rooms, so won't have a Home Theatre option moving forward
Interior Features	Intercom/Music	Change to Sound System
Interior Features	Skylights	Add new WindowFeatures detail group Move Storm Windows and

		Thermal Windows out of Exterior Features and into Window Features
Interior Features	Workshop	Take Workshop off of Add/Edit. Add Workshop in Garage to ParkingFeatures. Add Workshop to RoomType
Interior Features	Smoke Detectors	Update to Smoke Detector(s) and move to RESO's SecurityFeatures field
Interior Features	Sprinkler System	Update to Fire Sprinkler System and move to RESO's SecurityFeatures field
Interior Features	Security System	Move to RESO's SecurityFeatures field
Interior Features	1st Floor Master	Change to Master Downstairs
Interior Features	Ceiling - Trey	Change to Tray Ceiling(s)
Interior Features	Ceiling - Vaulted	Change to Vaulted Ceiling(s)
Interior Features	Wood Stove	Change to Wood Burning Stove
Interior Features, Exterior Features	Gas Logs, Gas Logs	Change to Gas Log
Laundry Features, Laundry Location	Basement	Change to In Basement
Laundry Features, Laundry Location	Closet	Change to Laundry Closet
Laundry Features, Laundry Location	Garage	Change to In Garage
Laundry Features, Laundry Location	Hall	Change to In Hall
Laundry Features, Laundry Location	Kitchen	Change to In Kitchen
Laundry Features, Laundry Location	Room	Change to Laundry Room

Property Type: Residential, Multi-Family, Residential Rental, Fractional/Timeshare, Comm Sale or Lease

Flexmls Field	Flexmls Old	Flexmls New
Basement	Dirt	Change to Dirt Floor
Basement	Finished - Full	Change to Finished
Basement	Finished - No	Change to Unfinished
Basement	Finished - Partial	Partially Finished
Cooling	Attic Fans	Change to Attic Fan
Cooling	Central	Change to Central Air
Cooling	See Remarks	Change to Other
Heating System Fuel Source	Geo Thermal Heat	Change to Geothermal
Heating System Fuel Source	Propane Gas	Change to Propane
Parking Features	Circular	Change to Circular Driveway

Parking Features	Security	Change to Secured
Parking Features	Shared	Change to Shared Driveway or Common

Property Type: Residential, Residential Rental

Flexmls Field	Flexmls Old	Flexmls New
Horse Amenities	Stables	Change to Stable(s)
Horse Amenities	Corrals	Change to Corral(s)
Interior Features	Foyer	Change to Entrance Foyer
Interior Features	In-Law Quarters	Change to In-Law Floorplan
Interior Features	Walk-In Closet	Change to Walk-In Closet(s)
Parking Features	Electric Vehicle Charging Station	Change to Electric Vehicle Charging Station(s)
Pets Allowed	Cats Ok	Change to Cats OK
Pets Allowed	Dogs Ok	Change to Dogs OK
Unit Type	4+ Bedroom	Change to 4 Bedroom Or More