

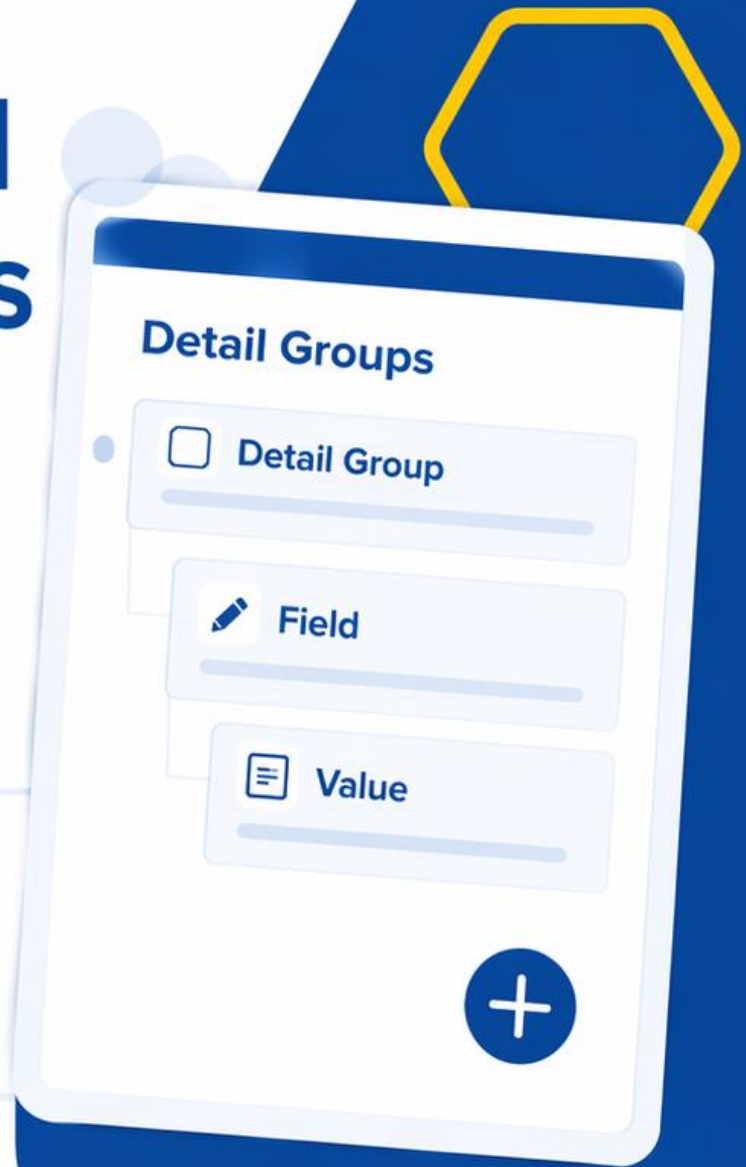


Newly Added Detail Groups, Fields and Values to Hive

Guide to Adding New
Detail Groups, Fields,
and Values in Hive Flexmls



Effective Date:
04/27/2026



Add Detail Groups, Fields and Values to Hive

Effective Date: 04/27/2026

The following is a list of new fields being introduced to Hive FlexMLS. These fields are optional and are not mandatory.

PROPERTY TYPE	FIELDS	VALUE / DEFINITIONS																								
LAND, COMS	Possible Use (Detail Group)	<table border="1"> <thead> <tr> <th colspan="2">Possible Use</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Cattle</td> <td><input type="checkbox"/> Commercial</td> </tr> <tr> <td><input type="checkbox"/> Convenience Store</td> <td><input type="checkbox"/> Dairy</td> </tr> <tr> <td><input type="checkbox"/> Farm</td> <td><input type="checkbox"/> Grazing</td> </tr> <tr> <td><input type="checkbox"/> Hotel/Motel</td> <td><input type="checkbox"/> Hunting</td> </tr> <tr> <td><input type="checkbox"/> Industrial</td> <td><input type="checkbox"/> Investment</td> </tr> <tr> <td><input type="checkbox"/> Manufactured Home</td> <td><input type="checkbox"/> Multi-Family</td> </tr> <tr> <td><input type="checkbox"/> Office</td> <td><input type="checkbox"/> Professional Service</td> </tr> <tr> <td><input type="checkbox"/> Recreational</td> <td><input type="checkbox"/> Residential</td> </tr> <tr> <td><input type="checkbox"/> Restoration Services</td> <td><input type="checkbox"/> Retail</td> </tr> <tr> <td><input type="checkbox"/> Subdevelopment</td> <td><input type="checkbox"/> Timber</td> </tr> <tr> <td><input type="checkbox"/> Warehouse</td> <td><input type="checkbox"/> Other</td> </tr> </tbody> </table>	Possible Use		<input type="checkbox"/> Cattle	<input type="checkbox"/> Commercial	<input type="checkbox"/> Convenience Store	<input type="checkbox"/> Dairy	<input type="checkbox"/> Farm	<input type="checkbox"/> Grazing	<input type="checkbox"/> Hotel/Motel	<input type="checkbox"/> Hunting	<input type="checkbox"/> Industrial	<input type="checkbox"/> Investment	<input type="checkbox"/> Manufactured Home	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Office	<input type="checkbox"/> Professional Service	<input type="checkbox"/> Recreational	<input type="checkbox"/> Residential	<input type="checkbox"/> Restoration Services	<input type="checkbox"/> Retail	<input type="checkbox"/> Subdevelopment	<input type="checkbox"/> Timber	<input type="checkbox"/> Warehouse	<input type="checkbox"/> Other
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RESI, RLSE, MULT, LAND, COMS	Phase (Open Text Field)	What phase of development is the listed property? For example: "Phase 2" indicates second phase of Kings Grant subdivision																								
RESI, RLSE, LAND	Association Mandatory (Y/N)	Is Membership in Association Mandatory? Only if HOA = Y.																								
RESI, RLSE	Basement (Y/N)	Basement (Y/N) [If Basement = Y, Basement Detail Group is required]																								

RESI, RLSE

Architectural Style
(New Detail Group)

(Replace Style Detail
Group)

Style Detail Group:

Architectural Style	
<input type="checkbox"/> 2-Story	<input type="checkbox"/> A-Frame
<input type="checkbox"/> Cabin	<input type="checkbox"/> Cape Cod
<input type="checkbox"/> Chalet	<input type="checkbox"/> Colonial
<input type="checkbox"/> Contemporary	<input type="checkbox"/> Farm House
<input type="checkbox"/> Ranch	<input type="checkbox"/> Split Foyer
<input type="checkbox"/> Split Level	<input type="checkbox"/> Tudor
<input type="checkbox"/> Victorian	<input type="checkbox"/> Other
<input type="checkbox"/> See Remarks	

Move Patio and Barndominium to
Architectural Style.

Remove Studio and Efficiency as duplicates
with Unit Type Detail group.

Remove 4-unit Building.

Move Historic Home and Historic District out
of Style and make them Y/N Fields in the Main
Group

LAND

Farming (detail group) with
lookup values
Range Area
Pasture Area
Wooded Area

Range Area	
Pasture Area	Wooded Area

ALL (except Boat Slip) Road Responsibility (Detail Group)

Road Responsibility	
<input type="checkbox"/> County	<input type="checkbox"/> Private Maintained Road
<input type="checkbox"/> State	<input type="checkbox"/> Other
<input type="checkbox"/> See Remarks	

LAND Other Equipment (Detail Group)

Other Equipment	
<input type="checkbox"/> Compressor	<input type="checkbox"/> DC Well Pump
<input type="checkbox"/> Farm Equipment	<input type="checkbox"/> Fuel Tank(s)
<input type="checkbox"/> Generator	<input type="checkbox"/> Irrigation Equipment
<input type="checkbox"/> List Available	<input type="checkbox"/> Livestock Equipment
<input type="checkbox"/> Negotiable	<input type="checkbox"/> Orchard Equipment
<input type="checkbox"/> None	<input type="checkbox"/> Other

RLSE Tenant Screening Service (Open Text Field)

Name of the Screening Service you use.

MULT, COMS ADD TO Financial Info Detail Group (lookup "Actual / Projected" under Income

Financial Data	
<input type="checkbox"/> Actual	<input type="checkbox"/> Projected

MULT, COMS ADD TO Financial Info Detail Group (Numerical Text)

Income & Expenses	
<input type="checkbox"/> Gross Income:	_____
<input type="checkbox"/> Operating Expense:	_____
<input type="checkbox"/> Vacancy %:	_____
<input type="checkbox"/> Net Operating Income:	_____
<input type="checkbox"/> Cash Flow:	_____
<input type="checkbox"/> P/L Statement:	_____

MULT

Tenant Pays Detail Group

Tenant Pays

- All Utilities
- Electricity
- Grounds Care
- Sewer
- Water
- Other
- Cable TV
- Gas
- Heat
- Trash Collection
- None
- See Remarks

COMS Lease Type (Detail Group)

Lease Types

- Full Service
- NNN
- Absolute Net
- Escalation Clause
- Ground Lease
- NN
- Modified
- See Remarks
- CPI Adjustment
- Gross
- Net

COMS

Tenancy (Detail Group)

Tenancy

- Multiple
- Single

COMS

Structure Type (Detail Group)

Structure Type

- Retail
- Flex
- Multi Family
- Other
- Truck Terminal
- Industrial
- Office
- See Remarks

COMS

Restrictions (Detail Group)

Restrictions

- Flood Plain
- Pipeline
- Road Easement
- Surface Leases
- Utility Easement
- See Remarks
- High Voltage Line
- Right of Way
- Subdivision Covenant
- Underground Utilities
- Other

COMS

Land Options (Detail Group)

Land Options

- Addition Available
- Divisible
- Included
- Other
- Available
- Exchange
- Leased
- See Remarks

COMS

Other Structures (Detail Group)

Other Structures	
<input type="checkbox"/> Airplane Hangar	<input type="checkbox"/> Barn(s)
<input type="checkbox"/> Boat House	<input type="checkbox"/> Cabana
<input type="checkbox"/> Garage(s)	<input type="checkbox"/> Gazebo
<input type="checkbox"/> Grain Storage	<input type="checkbox"/> Greenhouse
<input type="checkbox"/> Guest House	<input type="checkbox"/> Kennel/Dog Run
<input type="checkbox"/> Mobile Home	<input type="checkbox"/> Outbuilding
<input type="checkbox"/> Outdoor Kitchen	<input type="checkbox"/> Packing Shed
<input type="checkbox"/> Pergola	<input type="checkbox"/> Pool House
<input type="checkbox"/> Poultry Coop	<input type="checkbox"/> RV/Boat Storage
<input type="checkbox"/> Second Garage	<input type="checkbox"/> Second Residence
<input type="checkbox"/> Shed(s)	<input type="checkbox"/> Stable(s)
<input type="checkbox"/> Storage	<input type="checkbox"/> Tennis Court(s)
<input type="checkbox"/> Workshop	<input type="checkbox"/> None
<input type="checkbox"/> Other	<input type="checkbox"/> See Remarks

Land: LAND - Coms: Commercial Property - RESI: Residential Real Estate - RLSE: Residential Rentals - MULTI: Multi Family

**Approved with the stipulation that they are implemented in a manner that avoids duplication with existing information*

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Below are the updated categories, including the new dropdown options.

Category	Drop Down
HOA & Neigh	Bike Path
HOA & Neigh	Boat Ramp
HOA & Neigh	Security Guard
Attic	Finished, Storage, partially finished
Manufactured Type	Other, Quad Wide, See Remarks
Window Features	Storm, Thermal
Exterior	Awnings
Exterior	Balcony
Exterior	Barbecue

Exterior	Basketball Court
Exterior	Courtyard
Exterior	Covered Courtyard
Exterior	Dock
Exterior	Dog Run
Exterior	Electric Grill
Exterior	Fire Pit
Exterior	Gray Water System
Exterior	Insulated Doors
Exterior	Lighting
Exterior	Misting System
Exterior	Outdoor Kitchen
Exterior	Outdoor Shower
Exterior	Permeable Paving
Exterior	Playground
Exterior	Private Entrance
Exterior	Private Yard
Exterior	Rain Barrel Cistern
Exterior	Rain Gutters
Exterior	RV Hookup
Exterior	Satellite Dish
Exterior	Storage
Exterior	Tennis Courts
Flooring	Ceramic Tile, Hardwood, Plank, Stone
Foundation	Concrete perimeter, Stone, Other
Interior	Dry Bar, Eat-in-Kitchen, Entrance foyer, Tile counters, Wired for data
Interior	Garden Tub
Levels	bi & quad
Levels	Tri-level
Lot Features	Bottom Land
Lot Features	Cleared
Lot Features	Creek
Lot Features	Filled
Lot Features	Flag Lot
Lot Features	Gentle Sloping

Lot Features	Hillside
Lot Features	Interior Lot
Lot Features	Irregular Lot
Lot Features	Landscaped
Lot Features	Near Golf Course
Lot Features	Needs Fill
Lot Features	Mineral rights excluded
Lot Features	Oil rights excluded
Lot Features	Ravine
Lot Features	Recreation Nearby
Lot Features	Rectangular Lot
Lot Features	Rocky
Lot Features	Rolling Slope
Lot Features	Rural
Lot Features	Secluded
Lot Features	Shopping Nearby
Lot Features	Sloped
Lot Features	Split Possible
Lot Features	Sprinklers in Front
Lot Features	Sprinklers in Rear
Lot Features	Subdivided
Lot Features	Terraced
Lot Features	See Remarks
Other structures	Outbuilding
Parking Features	Parking Lot, Underground, Basement, Parking Pad, Storage
Parking Features	Enclosed
Parking Features	Attached Carport
Parking Features	Detached Carport
Patio & Porch Features	Front Porch, Glass Enclosed, Rear Porch, Side Porch, Other
Roof	Rolled/hot mop, Rubber, Other, See remarks
Sewer	Holding Tank, Public, Shared Septic
Stipulation of Sale	Individual
Terms	USDA Loan
Terms	FHA

Terms	Flood insurance required
Terms	Cert required
Terms	None
Terms	Other
Terms	Trade
Terms	Installment sale
Current Use	Horses
Current Use	Hunting
Current Use	Incorporated
Current Use	Pasture
Utilities	Sewer Connected, Water Connected
Utilities	Utility Easement
Utilities	Sewer Not Available
Utilities	Water Not Available
Utilities	Electricity Available
Utilities	Propane
Water Source	Private
Water Source	Spring
Lot Water Features	Lake Privileges
Lot Water Features	River Access
Lot Water Features	Stream
Road Type/Frontage	Dirt
Fencing (see Updates)	(see Updates)
Subtype	Modular
Subtype	Office
Subtype	Ranch
Subtype	Residential Lot
Subtype	Manufactured on Land
Subtype	Unimproved
Unit # to Side/Unit 1	4 (open text)
Side/Unit 1	4 Features - Enhanced accessibility
Side/Unit 1	4 Heating - Wood
Owner Pays	All Utilities
Possession	Close Plus 30 days & Negotiable
Possession	Close of Escrow

Possession	Delayed
Business Type	Auto Dealer
Business Type	Auto Service
Business Type	Gas Station
Business Type	Restaurant
Business Type	Service Center
Business Type	Strip Center
Business Type	Convenience Store, Mobile/Trailer Park, and Other
Current Use	Automobile
Current Use	Industrial
Current Use	Place of Worship
Current Use	Showroom
Current Use	See Remarks
Handicap Accessible features	