



# SFARMLS

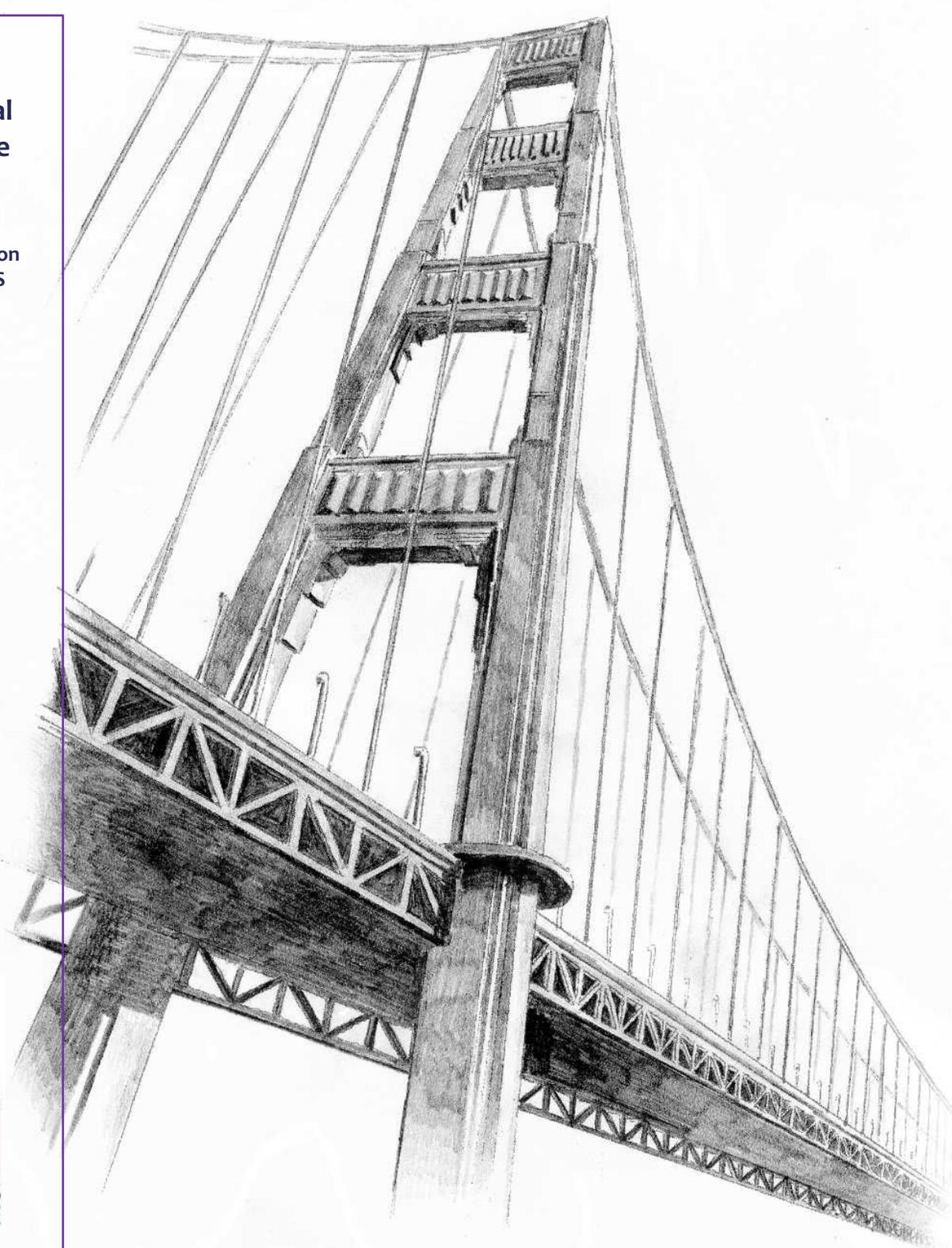
## RESFAR Technical Conversion Guide

San Francisco Association  
of REALTORS® and MLS

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## INTRODUCTION

This guide should help you convert your existing production SFARMLS implementation to the new Real Estate California (or “REC”) version, which we call **RESFAR** throughout this document. The new RESFAR version is standards based and is designed to be fully interoperable with other systems that also use Data Dictionary definitions as created by the Real Estate Standards Organization (RESO).

You are receiving this because you are currently integrated with production SFARMLS and can begin the process of preparing your systems for transition to the new RESFAR version.

After the conversion is complete in the core systems you will need to update your listings in your system. We are providing this information to facilitate an improved transition experience.

**SFARMLS → RESFAR      2021-01-21**

## WHY IS THIS HAPPENING?

There is a worthwhile push in the real estate data and technology space to adopt better standards. The existing MLS solutions prevalent in the industry have taken an approach where they retain their unique (often obsolete) schemas internally and simply build standards-based interfaces (using traditional RETS, or RETS WebAPI) around that. The indirect/internal layer of inefficient data translation adds needless complexity.

The REC Project initiated by BAREIS, MetroList and SFARMLS sought to change that by updating the internal schemas inside the core MLS systems *in addition* to updating and modernizing our external interfaces.

In every way possible the development of the REC system has followed the RESO Data Dictionary and best practices as laid out by the Council for Multiple Listing Services (CMLS). Completing the launch of this new system is also the prerequisite for a major parallel initiative – the complete exchange of data between all Bay Area MLSs through our **NorCal MLS Alliance** initiative.

## WHEN IS THIS HAPPENING?

We are on track to convert from the current production environment to the new server starting on Tuesday January 19<sup>th</sup>, 2021. You should expect to follow this schedule for system availability and access during launch.

### Tuesday, Jan 19<sup>th</sup>

8:00 a.m.	Notices displayed to users (Agents) that system is going down at 6 p.m. same day.
5:00 p.m.	End of connections to existing RETS servers and APIs (RETS access disabled).
5:05 p.m.	Take-down of servers begins internally, all 3 <sup>rd</sup> party tools are disconnected.

### Wednesday, Jan 20<sup>th</sup>

<all day>	Work at Rapattoni and SFAR to drop existing configuration and load new system.
6:00 p.m.	Notices displayed to users (Agents) that core MLS system is available for login.
6:30 p.m.	First possible connection availability for 3 <sup>rd</sup> party vendors (not guaranteed).

### Thursday, Jan 21<sup>st</sup>

6:00 a.m.	Latest expected availability for external 3 <sup>rd</sup> party vendors to reestablish connections to the new system, if we did not bring on connections Wednesday at 6 p.m. <b>PLAN FOR THIS TIME</b>
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***We will be in constant communication with vendors if we are unable to hit this last time for bringing your connections to the new system back online.***

## WHO'S INVOLVED?

This deployment touches every major real estate data system that operates in the Bay Area.

It is essentially an updated release for all 7 MLS members of the [NorCal MLS Alliance](#): BAREIS, Bay East Association, bridgeMLS, Contra Costa Association, MetroList, MLSListings, and of course our SFARMLS for the San Francisco Association of REALTORS®; as well as our internal system vendors Rapattoni, CoreLogic and Black Knight.

But also, every major integrated system is going to be affected too: REALIST (also from CoreLogic), 10k InfoSparks, Remine, CloudCMA, and every other program of software that is directly implemented and integrated for our members.

And following that of course, is the next layer of vendors affected: Brokerages and Brokerage IT vendor companies, and 3<sup>rd</sup> party vendors who provide products to Brokerages and Agents.

This is a complicated, simultaneous, release across multiple disparate systems. We expect to uncover a few unanticipated problems during the launch procedures, but our technical teams are prepared for this. Should anything deviate from the plan, we are asking for your patience during those 48 hours immediately after release so that we can make any necessary adjustments in order to complete a successful release.

## WHAT ARE THE CRITICAL CHANGES?

The critical data changes that will affect your integration with SFARMLS are as follows:

- Property Type reorganization
- Listing Number renumbering and improvements
- Extensive revised and improved listing data schema
- Common names throughout the system driven by RESO Data Dictionary

There are also several member-facing changes that you will not see. These will almost certainly not directly influence your integration, but they are:

- Combined data in SFARMLS from all NorCal MLS Alliance MLS partners
- Single Point of Entry (SPE) for members so that they do not need “SSO” access
- Improved search and search result controls
- Updated built-in standard reports

## WHAT ARE THE KEY BENEFITS?

Agents will directly benefit from the following:

- “Single Point of Entry” into their own MLS system, distribution to the other systems automatically
- Searching can now be done entirely within their own primary MLS system
- Reduced complexity of user experience (they will no longer have to learn 3+ disparate MLS systems)
- Harmonized operating rules across all NorCal MLS Alliance primary service areas

## TECHNICAL IMPLEMENTATION GUIDE

### PROPERTY TYPES & SUBTYPES

#### PROPERTY TYPE MAPPING

The Rapattoni MLSs of the NorCal MLS Alliance (the “REC” MLSs) have updated their property types to match the recommended top-level classes provided by the Real Estate Standards Organization. This table illustrates the changes occurring both natively in the SFARMLS core system, and in the RETS sub-systems (both traditional, and WebAPI).

RESI	RESI	Condos are being merged into Residential. Make sure you implement property subtype conversions following the guidelines in the Residential Mapping Guide.
COND		
MFM2	INCP	These two source types are being merged. Make sure you implement property subtype conversions following the guidelines in the Residential Mapping Guide.
MFM5		
LOTL	LOTL	No change, just improvements in subtype and expanded field values.
BUSO	BUSO	No change, just improvements in subtype and expanded field values.
COMI	COMI	No change, just improvements in subtype and expanded field values.
COML	COML	No change, just improvements in subtype and expanded field values.
RESL	RESL	All types of lease and rentals for Residential purposes have been merged into a single type that will continue to use the code RESL. Apartments are merged into RESL with all other Residential lease/rentals.
APMT		
<new>	MOBL	This is new, and not a native property type in the city and county of San Francisco. This type is included for reference.
FRAC	<removed>	This property type is being removed.

The most important change here is the merging of the previous RESI (which was single-family standalone buildings) and COND (single-family “condo” ownership/style and similar) classes into the new RESI class.

#### PROPERTY SUBTYPE

REC merged Property Types in order to follow the RESO Data Dictionary layouts. We put considerable effort into mapping as much information as possible from our existing fields Type, Subtype 1, Subtype 2, etc... The example here is for the most common (and most important) RESI Class/Type. You can find the individual lists for each class by looking in the included Class specific mapping guide (see the Appendix).

#### RESI CLASS Values

RESO Standard Name: Property Subtype    RESFAR Field Code: PropertySubType

Standard Name	Code	Origin
Single Family Residence	HSL1	SFAR
2 Houses on Lot	HSL2	new

What does “HSL” mean?

The abbreviation stands for “House on Lot”

3+ Houses on Lot	HSL3	new
<b>Condominium</b>	<b>CNDO</b>	SFAR
Halfplex	HALF	new
Manufactured Home	MAND	new
Mobile Home on Land	MOBL	new
Modular	MODU	new
<b>Stock Cooperative</b>	<b>COOP</b>	SFAR
<b>Tenancy in Common</b>	<b>TCLA</b>	SFAR
Townhouse	TWNH	SFAR

What are these bold values?

CNDO, COOP, TCLA used to be subtypes under the existing CONDOMINIUM class.

These are now RESI subtypes.

Subtypes have been streamlined and updated in other classes also – see the appropriate mapping guidebook from the Appendix for each. Try to make sure that your product or program correctly identifies and maps to as many of these main Residential Property Subtype values. You may also need to evaluate the Subtype Description field that follows this section.

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## SUBTYPE DESCRIPTION

When merging Property Types and revising Property Subtypes additional information that described additional characteristics of the type was retained in our new unified field Subtype Description. Included here is the complete list of Residential Subtype Descriptions available for the RESI Class/Type. You can find the difference lists for each class by looking in the included Class specific mapping guide (see the Appendix).

### RESI CLASS Values

RESO Standard Name: Subtype Description

RESFAR Field Code: RESITYPE

<b>Standard Name</b>	<b>Code</b>	<b>Origin</b>
Attached	ATCH	SFAR
Custom	CSTM	<i>new</i>
Detached	DTCH	SFAR
Flat	FLAT	SFAR
Full	FULL	SFAR
Junior	JUNR	SFAR
Live/Work	LVWK	SFAR
<b>Loft</b>	<b>LOFT</b>	SFAR
Luxury	LXRY	SFAR
Modified	MDFD	SFAR
Planned Unit Develop	PLND	SFAR
Ranchette/Country	RNCH	<i>new</i>
Semi-Attached	SMAT	SFAR
Semi-Custom	SMIC	<i>new</i>
Studio	STUD	SFAR
Tract	TRCT	<i>new</i>
Low-Rise (1-3)	LOWR	SFAR

Why is LOFT highlighted here?

LOFT used to be a subtype under the existing CONDOMINIUM class.

Loft is really just a descriptor and is now grouped together with other descriptors in the new Subtype Description field.

Mid-Rise (4-8)	MIDR	SFAR
Hi-Rise (9+)	HIRS	SFAR

## LISTINGS WITH A SECONDARY UNIT

Many listings in San Francisco carry secondary units. It is the responsibility of members to input the data correctly using the following settings:

PROPERTY TYPE (class):	Residential (RESI)
PROPERTY SUBTYPE:	HSL2 (2 Houses on Lot)
SUBTYPE DESCRIPTION:	Attached (= “in the building”) or Detached (= “free standing”)

Where it was possible to determine that existing data in SFARMLS was a dwelling with a secondary unit, these values were set. They will not have been uniformly set across the possible 11 million records.

## LISTING NUMBERING – UPDATE

### CHANGES PRIOR TO LAUNCH (JAN 1, 2021) – **POSTPONED TO JAN 21**

~~Production SFARMLS (before conversion) is increasing its MLS Listing Number space on January 1<sup>st</sup> 2021 from the existing 6 digit integer space to a new 9 digit integer space. This is being done primarily for listing number collision avoidance in the combined group of NorCal MLS Alliance systems that are part of the super regional.~~

The SFARMLS numbering scheme will be improved starting Jan 21, 2021 to include a prefix digit “4” (always static) followed by a 2 digit representation of the current year (it will be “21”), followed by the next logical number extending the existing 6 digits.

~~If the last number on Dec 31, 2020 is: 561237  
... then the first number on Jan 1, 2021 will be: 421561238~~

**The new listing numbering has been postponed and will be implemented in the new RESFAR system SOLELY.**

*If the last listing number of Jan 20, 2021 is: 562491  
... then the next number when we bring RESFAR back up is: 421562492*

## RECMLSNUM

In addition to this, we’re adding an entirely new field that has more extended information encoded into it. The thinking was this would provide a way to reference existing listings in your system against newly provided versions of listings. The use of RecMLSNum will also be very important later when we begin providing combined data feeds (later in 2021).

For all listings entered into RESFAR by members (Agents) of RESFAR (i.e. SFAR’s members), this will set the value of Listing.Origin = ‘SFAR’ which also populates the Field Listings.RecMlsNumber with a combination of the current value from Listing.Listing\_Number, prefixed with “SFR”.

If the Current Listing.Listing\_Number is 421562492  
... then the Listing.RecMlsNumber for that listing is SFR421562492

For data feeds that have data from other sources, you will see values in RecMLSNum as follows:

- BAR - listings from BAREIS (covering Marin, Napa, Sonoma, Solano, etc.)
- MTR - listings from MetroList (Sacramento and the central valley)
- MLL - listings from MLSListings Inc. (San Mateo, Santa Clara, Monterey)
- BAY - listings from Bay East Association MLS (Pleasanton and area)
- CCA - listings from Contra Costa Association MLS (Contra Costa County and area)
- BRG - listings from bridgeMLS (Oakland and Berkeley and area)

*Data feeds will not contain partner listing data at launch, but you can prepare for that by evaluating the RecMlsNumber field. Other fields will be enabled to help with this also.*

## SCHEMA IMPROVEMENTS

Key changes to the metadata and schema:

- Extended public remarks (new limit 1000 characters)
- Extended private remarks (new limit 1300 characters)
- Extended driving directions (new limit 500 characters)
- Reorganization and reclassification of property amenity field names and field values.
- Renaming of field values to adhere to RESO Data Dictionary.
- Elimination of identified redundancies and inconsistencies.
- Split of previously combined property amenities (heating/cooling is now properly split into “Heating” and “Cooling”)

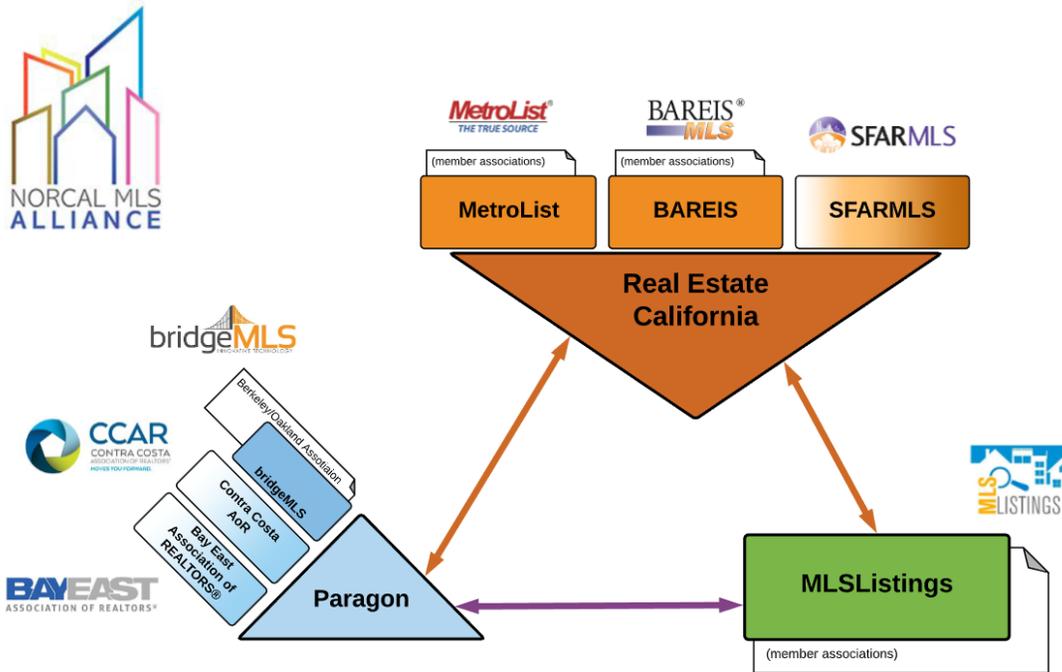
To get an understanding of how the extensively the schema has been improved during the remapping and conversion you will need to use the included property type specific resource documents (see the Appendix).

DIAGRAMS & REFERENCE TABLES

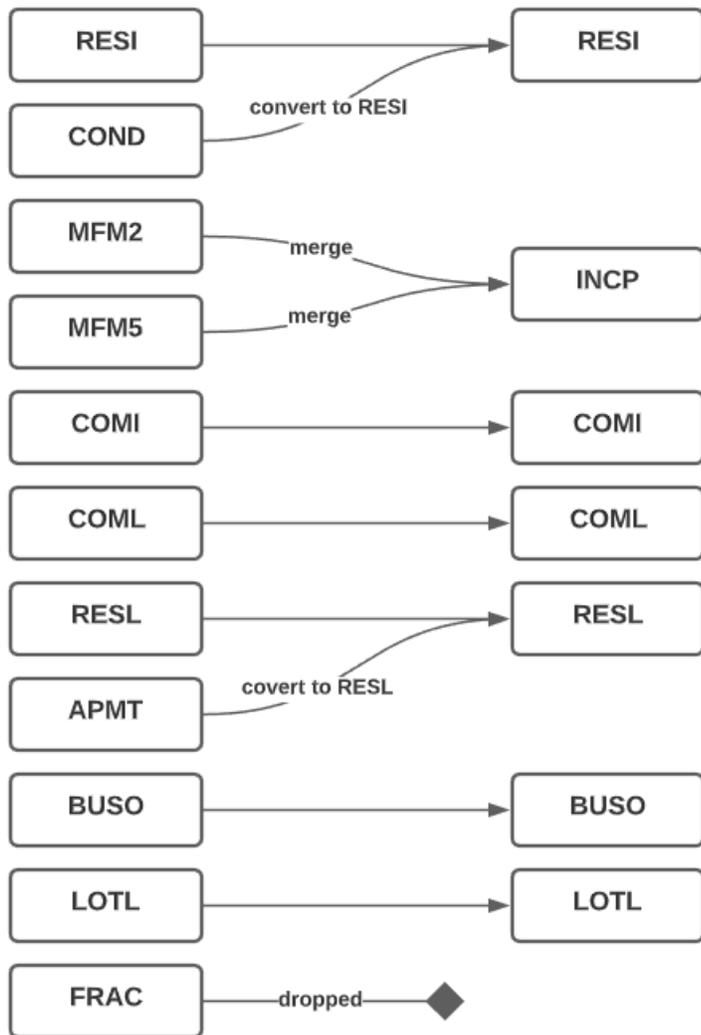
REAL ESTATE CALIFORNIA MLS MEMBERS



NORCAL MLS ALLIANCE



SFARMLS TO RESFAR PROPERTY TYPE MAP



When converting condominiums to residential single-family, we preserved ALL information using the fields:

- Property SubType
- Subtype Description

When merging the 2 to 4 unit and 5+ unit properties into a new type called Income Property, we used a similar strategy where extended information is included in SubType and Description.

Both Commercial property types are preserved and simply expanded with additional fields.

It made sense to merge apartment rentals into a standardized “Residential Lease” type. As in the other cases the Property SubType and Subtype Description fields become critically important.

Business Opportunity listings are preserved, expanded with additional fields.

Lots and Land listings are preserved, expanded with additional fields.

Fractional and Timeshare listings are **not** being preserved. You will not receive this data after the conversion and should delete any you have.

SFARMLS LISTING NUMBER CHANGE SCHEDULE – UPDATE

SFARMLS (along with BAREIS and MetroList) is improving our in-place MLS Numbers ahead of the release of the super-regional. We are doing this to prevent numbering collisions in our existing solutions.

currently	6 digit (no logic, increments)	Range will extend into the mid-515,000’s before we make a change on January 1, 2021
<b>POSTPONED</b>	<del>9 digit (logically numbered, and increments)</del>	<del>We are changing the internal MLS numbering for SFARMLS prior to the REC/NorCal MLS release.</del>
after release	9 digit (logically numbered, and increments)  RecMLSNum (new field)	RESFAR will update the numbering from the highest value prior to release. The new numbering follows this pattern:  (4)(year as 2 digit)(6 digits following the highest value currently issued in SFARMLS)  Also, listings from the RESFAR version of the system will have a new field you can use to understand extended information from the super-regional version of the system. See “RecMLSNum” earlier in this document.

Our partner MLSs in the REC technology project (BAREIS and MetroList) are adopting the same strategy as part of the launch, please reach out to your contact at those organizations for clarification.

For reference, here are their patterns:

BAREIS pattern: (3)(year as 2 digit)(6 digits)

MetroList pattern: (2)(year as 2 digit)(6 digits)

## APPENDIX – DEVELOPER REFERENCE GUIDES

In order to take the guess work OUT of doing your remappings and conversions, SFAR is providing you with per-class mapping spreadsheets that illustrate how we converted our own data. We believe this should enable you to follow what things were renamed, and where we moved or reorganized the data; in turn we think this will inform you on how to remap faster and with less errors.

There is a mapping document for each main Property Type Class in RETS:

1. Residential Mapping Developer Reference Guide
2. Residential LEASE Mapping Developer Reference Guide
3. Land Mapping Developer Reference Guide
4. Income Mapping Developer Reference Guide
5. Commercial Mapping Developer Reference Guide
6. Commercial LEASE Mapping Developer Reference Guide
7. Business Opp Mapping Developer Reference Guide
8. Mobile Reference Developer Reference Guide

Please find those attachments as Excel spreadsheets in your package you’ve downloaded.

## USING THESE GUIDES

Example figure showing a truncated list of values Kitchen Features from Residential Mapping Developer Reference Guide

RESFAR Display (Standard Name)	RESFAR Category Name	RESFAR Amenity	Amenity Code	Source Display/Category	SFARMLS Category Code	SFARMLS Amenity	Amenity Code
Kitchen Features	RoomKitchenFeatures	Breakfast Area	BRKA	Kitchen	RESIKTCH	Breakfast Area	BRKA
		Granite Counter	GRNT		CONDKTCH	Granite Counter	GRNC
		Island	ISLD			Island	ISLD
		Pantry Cabinet	PACA				
		Pantry Closet	PNTR				
		Pantry	PANT			Pantry	PNTR
		Quartz Counter	QUAR				
		Skylight(s)	SKYL			Skylight(s)	SKYL
		Slab Counter	SLAB				
		Wood Counter	BBLK				
		Remodeled	RMDL			Remodeled	RMDL

### COLUMN DEFINITIONS

The columns are laid out with the new RESFAR system on the left (in green) and the existing SFARMLS system on the right (yellow). This may appear backwards, but our hope is that when you are creating your mappings, most of the new streamlined Category and Amenity names are very clear. You may need this reference in order to see where the data for a category or amenity is sourced from if it’s ambiguous or unclear.

**RESFAR Display (Standard Name)** This is the new name that Members will be familiar with. Adheres to the RESO Data Dictionary as closely as possible.

<b>RESFAR Category Name</b>	In the metadata, this is the value you should be able to locate for this field or amenity group of fields.
<b>RESFAR Amenity</b>	In the metadata, this is the human readable Standard Name.
<b>Amenity Code</b>	In the metadata, this is the shortcode you can use when mapping.
<b>Source Display/Category</b>	The current SFARMLS display name members know. Does not use the data dictionary and
<b>SFARMLS Category Code</b>	In the metadata for the existing SFARMLS, this is the value that you are likely using as your source mapping field. You can use this to work backwards to see where
<b>SFARMLS Amenity</b>	The human readable textual name (often close to the Standard Name) in our existing SFARMLS metadata today.
<b>Amenity Code</b>	In the existing SFARMLS metadata, this is the code your using today in your compact mappings.

#### “LEGACY” VALUES

In each category you may find a value or block of values that have been marked in *light red*. This means that the field or field-value is a “legacy” element that still appears in metadata, but new listing data will never have values for.

Older listings where the value in this legacy field could not be converted were retained to prevent data loss. You can map to these values in the new RESFAR system but be aware that data from December 2020 back will have values, while data from January 2021 forward will not.

You may need to examine double-mapping (two source fields to one target field in your own system) to cover these cases if they are important.

*In this example we have the legacy value “Washer/Dryer” which is retained because it’s not clear that all instances of this value being true in the source data from SFARMLS means that both are always present.*

LaundryFeatures			Laundry Appliances Laundry Appliances
	Coin Operated	CNOP	
	In Common Area	INCA	
	In Each Unit	INUT	
	Laundry Closet	CLOS	
	Washer/Dryer	WSHD	Appliances/Equip Appliances/Equip Unit 1 Includes Unit 2 Includes Unit 3 Includes Unit 4 Includes

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## NON-RESO FIELDS

In each sheet, you will encounter this row:

**Local Fields - No Standard Name**

which indicates that all fields following are not technically defined by the RESO Data Dictionary and would be considered data fields and values specific to the local market.

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## FIELDS THAT WERE NOT MAPPED

During our internal processing and mapping, we identified a number of source fields in the current SFARMLS system that could not (or did not need to) be mapped into the new RESFAR system. Those appear on an extra tab in each sheet where relevant. These tabs are a bit messy, having been used during the mapping exercises. You can reference it if you think a field that used to exist is gone.

## LISTING STATUSES

RESFAR is built upon a standard technology used by SFARMLS, BAREIS and MetroList. Non-native statuses used by BAREIS or MetroList are highlighted in RED and often have a green note referring to the RECAL Stand Alone. What this indicates is that you will not receive RESFAR sourced listing data with any of the RED statuses, you may receive listings with these statuses in your feeds from other MLSs, but not RESFAR.

---

Status	MlsStatus
	Active A
	Contingent - Show U
	Contingent - No Show F
BAREIS: This will be labeled Withdrawn/Canceled	Canceled C
	Closed S
Not in RECAL Stand Alone	Coming Soon N
BAREIS: This will be labeled Duplicate Withdrawn	Duplicate Canceled D
	Expired X
Not in RECAL Stand Alone	Expired Pending Q
BAREIS: This will be labeled Hold/Temp Off Market	Hold H
	Pending P
Not in RECAL Stand Alone	Pending Bring Backup G
Not in RECAL Stand Alone	Sold Off MLS O

*Coming Soon is highlighted in red as it is not a generally available Listings Status for vendors.*