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Contact: Fiona Douglas-Hamilton

360-894-6817 | fiona@seecsolutions.com



LARGEST REALTOR® MLS IN THE PACIFIC NORTHWEST DEEPENS ITS COMMITMENT TO GREEN FIELDS
New updates and training guide make searching for green homes easier, more accurate

Olympia, WA – Nov 5, 2013 - SEEC LLC (Social, Environmental & Economic Consulting) has completed its collaboration with the Regional Multiple Listing Service (RMLS™), serving Oregon and Southern Washington. The updates for existing green fields as well as suggestions for new 'value-add' green fields will enable RMLS™ subscriber real estate brokers to more effectively assist their clients when listing and searching for homes with green features.

In 2006, RMLS™ became one of the first Multiple Listing Services (MLS) in the country to include fields for high performance homes. The latest round of updates takes these fields one significant step further by denoting whether a green home certification is pending or has been received. This will allow RMLS™ to monitor certifications more closely in the future. When the programming is completed, copies of green or energy-efficient certification documents will be required to be uploaded into the system within three days in order to validate the certification field. This requirement will prevent and correct broker input errors, establish a greater level of sales comparison data integrity for appraisers working on green home assignments, and provide marketing value for real estate brokers.

Solving another common problem, on the suggestion of SEEC, the RMLS™ Listing Input Forms Committee removed the fields ENSTAR 1,2,3, 4,5+ (meant to indicate the number of ENERGY STAR® appliances in the home). Previously, real estate brokers were often mistaking a home's ENERGY STAR-labeled appliances with a whole-home ENERGY STAR certification. As with the other green certifications, brokers will upload the home's ENERGY STAR certificate.

"With homebuyer demand for energy efficiency on the rise, we're happy to see the RMLS step up as a leader in properly listing energy-efficient homes," says Neil Grigsby, initiative manager for the Northwest Energy Efficiency Alliance, or NEEA. "The ENERGY STAR label means more than just appliances, and increasing recognition for the whole-home certificate helps to also increase its value."

Ahead of the majority of MLSs, RMLS™ already had the ability to identify in its Amenities Supplement Form whether a home had an energy performance score (HERS, EPS or HES), along with a Walk Score. This latest update to the Amenities Supplement added Oregon's Reach Code (based on the 2012 International Green Construction Code™), as well as identifying the direction a home faces. Additional green features focused on enabling searches for homes with superior indoor air quality (low-VOC materials and heat recovery ventilators) and water conservation measures (dual-flush toilets, WaterSense® fixtures, greywater recovery and xeriscape landscaping).

A Green Features Field Guide™, developed and adapted to the RMLS™ Residential Data Input Form by SEEC, has been enthusiastically embraced by the RMLS™ executive team. Gail Hare, Executive VP of RMLS™ said, “We have been looking for ways to clearly communicate to our subscribers all the ways available in the RMLS™ system to describe sustainability features, so this cooperation with SEEC was timely and much appreciated.” After reviewing a draft of the Guide, Teresa St. Martin, certified EcoBroker, Chair of the Portland Metropolitan Association of Realtors® and member of the RMLS™ Forms Committee said, “The Guide looks great and I think it will be a helpful tool.” As an approved green real estate school in Oregon, SEEC will be offering its three-and-a-half clock hour course, *Navigating Green Fields within the MLS Form*, early in 2014 in support of RMLS’s new green fields.

“SEEC’s goal is to support real estate professionals (appraisers, real estate brokers and mortgage brokers) on the front line of “green” with quality education and tools, and the field guide is just one of a number of initiatives we have launched this year,” said Fiona Douglas-Hamilton, principal of SEEC.

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About SEEC LLC

SEEC LLC (Social, Environmental & Economic Consulting) is a group of residential green building professionals and appraisers based in the Pacific Northwest whose mission is to ensure, through education and the development of market value transformation programs with stakeholders, the accurate recording of value for green and energy efficient new homes and retrofits. For more information, contact Fiona Douglas-Hamilton at 360-894-6817 or visit: www.seecolutions.com.