

Good afternoon,

I wanted to reach out to members to quickly discuss a listing issue that is appearing on MLS® and ask for your cooperation in putting an end to it.

Perhaps due to the summer season kicking off and the excitement around being able to enjoy the great Alberta outdoors once again, we are seeing an influx of listings that should be Recreational land being posted as Residential Recreational by representing the property with a structure on it via the holiday trailer. The unit is posted with RMS measurements, room sizes and bathrooms etc. making it seem that it has a full-blown structure on the land, where in fact, it is simply a plot of land (most often a Bare Land Condominium recreational area) that gives you the opportunity to park your trailer on it.

A quick review of RMS Principle 6:

Include all additions to the main structure and conversions of above grade areas within the structure if they are weatherproof and suitable for year-round use.

The RMS area includes any additions and conversions to the main residential property when the addition or conversion meets the following criteria: • the structure is permanent and has a foundation or footings

- the structure or conversion is connected permanently to the main electrical service
- the main heating system heats the structure or conversion or has its own permanent heating system. The heating system is able to heat the space to 22°C year-round.

The real estate professional must use their judgement as to whether the heating system is reasonably able to heat the space to 22°C in winter. If unsure, they may clarify their decision when communicating about the property. For example, they may state 180 sq. metre residence with a 20 sq. metre sunroom that is suitable for year-round use.

The permanent heating appliance in the addition does not need to use the same energy source as the heating appliance in the main structure. It may be a natural gas furnace, electric (baseboard heating, in-floor heating), wood burning stove, heat pumps, radiant, etc. Temporary mobile space heaters or extension cords are not suitable sources of heat or electricity

This definition on its own quickly disqualifies the use of a stand-alone holiday trailer to represent it as a residential structure on the input and any listing which attempts to do so cannot be included on MLS® as such.

Rather than take immediate punitive action on any properties that have been improperly inputted this way we are asking members to take the next week to take down any property that has been entered this way and re-enter it correctly. If you have Sold a listing in such manner, we kindly ask you to let us know so we can work thru the proper way to correct the data.

Effective June 27th, 2022 we will begin enforcement on any listing that has not been corrected and this may result in a fine for each instance of improper posting.

Thank you in advance for your help in maintaining great MLS® data!

Larry Westergard – EO CARA

