



Parking Modifications

On June 8, 2011 ARMLS implemented several changes to the Parking field in Residential, Rental, and Seasonal Furnished Rentals. The most important change is **Parking Spaces** was created to allow the entry of a number into new, required fields: *Garage Spaces*, *Carport Spaces*, and *Slab Parking Spaces*. These new fields will allow for simpler minimum/maximum searching similar to how bedrooms and bathrooms are searched today.

The existing Parking field has been renamed to **Parking Features** and **TODAY** all checkbox selections for garage, carport and slab were **removed and permanently replaced** by the new *Garage Spaces*, *Carport Spaces*, and *Slab Parking Spaces* fields. The transition period has ended and all Saved Searches must now contain the new spaces fields in order to yield results.

Furthermore, new selections were added, some existing items were renamed, others were moved, and some were removed in an effort to eliminate redundancy. Below is a summary of all changes.

Added

Parking Spaces: Garage Spaces
Parking Spaces: Carport Spaces
Parking Spaces: Slab Parking Spaces
To *Parking Features*
Add'l Purchasable (Additional Purchasable)
Temp Controlled (Temperature Controlled)
Valet
RV Garage

Removed/Removing

RV Parking
Numeric Garage selections (replaced by *Garage Spaces*)
Numeric Carport selections (replaced by *Carport Spaces*)
Slab selection (replaced by *Slab Parking Spaces*)

Renamed

Parking to *Parking Features*
Underground Parking to *Comm Structure*
(Community Parking Structure)

Moved

RV Parking (to *Parking Features*)
RV Gate (to *Parking Features*)

NOTE: Saved Searches and existing listings were affected, so please carefully review all of the changes in order to take appropriate corrective action.

ACTION REQUIRED: Edit Saved Searches – MUST BE COMPLETED BY 6/28/2011

In order to obtain accurate search results during and after the transition period, you must update all Saved Searches that contain Parking as part of the criteria. *Garage Spaces*, *Carport Spaces*, and/or *Slab Parking Spaces* field(s) need to be added to the search along with the number of spaces you are searching. At the same time, you must **uncheck** all selections for Car Garage, Car Carport, and Slab within *Parking Features* and then resave the search.

Old Search

New Search

Since *Garage Spaces*, *Carport Spaces*, and *Slab Parking Spaces* are now separate fields apart from *Parking Features*, the logic applied when searching for these items has changed.

For example: Perhaps you have a saved search that is looking for a minimum of a *2 Car Garage* **OR** *Extnded Lngth Garage*.

This search will find properties that have **any one** of those two items.

Once the search is revised, it will only find properties that have at least 2 garage spaces **AND** an extended length garage.

Please adjust all searches as needed **by no later than June 28, 2011**.

ACTION REQUIRED: Required Data Entry Method during Transition Period

During the 3-week transition time, those entering new listings will be required to enter data for **both** the new *Garage Spaces*, *Carport Spaces*, and *Slab Parking Spaces* fields as well as the existing checkbox selections that will be deleted.

This 'duplicate' data entry will allow for complete and accurate search results during the transition regardless of which field is used in a search. Please also use this time to examine your listings thoroughly to ensure the correct information is being displayed.

ACTION REQUIRED: Review On-Market Listings

All on-market (Active, AWC, Pending, and Temp Off Market) and off-market listings going back one year have been updated and populated with data in the new *Garage Spaces*, *Carport Spaces*, and *Slab Parking Spaces* fields based on existing selections in *Parking*. Assumptions were made in a few scenarios as outlined below.

For listings that had:

- *Slab* selected -> a 1 was entered into *Slab Parking Spaces*
- *3+ Car Carport* selected -> a 3 was entered into *Carport Spaces*
- *8+ Car Garage* selected -> an 8 was entered into *Garage Spaces*
- More than one garage or carport item selected -> the highest number selected was entered into the respective 'spaces' field.
 - For example, if a listing had *2 Car Garage*, *2.5 Car Garage*, and *3 Car Garage* all selected, a 3 was added to *Garage Spaces*.

Please take a moment to review your on-market listings to ensure the information is accurate.