Utility Field Resource Guide

for Southwest MLS

Contains a list of definitions for the SWMLS Utility fields

Electric

A list of electric-service related features of the property.

100 Amp Service	The electrical features of the property include 100 amp service.
150 Amp Service	The electrical features of the property include 150 amp service.
200+ Amp Service	The electrical features of the property include 200+ amp service.
220 Volts	The electrical features of the property include 220 volts.
Unknown Amp Service	
Circuit Breakers	The electrical features of the property include circuit breakers.
Energy Storage Device	Device(s) that capture energy at one time to be used at a later time. Most commonly these refer to single or groups of stand-alone batteries, such as could be used as back-up power, but it also might include flywheels or other devices to store power.
Fuses	The electrical features of the property include fuses.
Generator	The electrical features of the property include generator.
None	
Net Meter	Net metering is an electric service that allows electricity generated on a consumer's site ("on-site") to offset that consumer's use.
Photovoltaics Seller Owned	The electrical features of the property include a solar photovoltaic system that is owned by the seller.
Photovoltaics Third-Party Owned	The electrical features of the property include a solar photovoltaic system owned by a third party. This is typically a lease but may be some other arrangement where the property owner does not own the photovoltaic system.
Wind Turbine Seller Owned	A wind turbine is provided on the property to generate electricity. Seller owned turbines are typically considered real property and can be transferred with the property.
Wind Turbine Third-Party Owned	A wind turbine is provided on the property to generate electricity. The homeowner enters a lease agreement with the owner of the wind turbine(s). Third-Party Owned turbines indicate a lease or a Power Purchase Agreement (PPA) exists. The lease/PPA can often be transferred but the financing company has to agree. See CurrentFinancing field for important further definition of these models.
Other - See Remarks	

Electric Provider

Identifies the provider of Electricity on the property.

Community	Direct participation in, ownership of, and sharing of electricity benefits, by and for a local community.
Off Grid	Electric power generated on-site.
Private	Privately owned provider.
Public Utility	Non-profit local government agencies that have the objective to provide service to communities in a way that recovers costs and earns additional return to invest in new facilities. PNM as example.
None	Used when Electricity is not available at the property
Other - See Remarks	

Utilities

Identifies what utilties are on the property and if connections are available.

Cable Available	Cable is available
Cable Connected	Cable service is physically connected, but not necessarily paid.
Cable Not Available	Cable is not available in the area of the property.
Electricity Available	Electricity is available from the public utility but not connected.
Electricity Connected	Electricity from the public utility is available and connected, but not
Electricity Not Available	Electricity from the public utility is not available. An independent source of
Natural Gas Available	Natural gas is available from the public utility but not connected.
Natural Gas Connected	Natural gas from the public utility is available and connected, but not necessarily paid.
Natural Gas Not Available	Natural gas from the public utility is not available. An independent source of gas is the only option. i.e. propane.
None	
Other - See Remarks	
Phone Available	The property has telephone service available but is not connected.
Phone Connected	Telephone service is physically connected, but not necessarily paid.
Phone Not Available	Telephone service is not available in the area of the property.
Propane Leased	The property has a propane system that is leased.
Propane Owned	The property has a propane system that is owned.
See Remarks	
Sewer Available	Sewer service is available from the public utility but not connected.
Sewer Connected	Sewer service from the public utility is available and connected, but not necessarily paid.
Sewer Not Available	Sewer service from the public utility is not available. An independent alternative to sewer is the only option. i.e. septic.
Underground Util	All or some of the utilities are run underground.
Water Available	Water service is available from the public utility but not connected.
Water Connected	Water service from the public utility is available and connected, but not necessarily paid.
Water Not Available	Water service from the public utility is not available. An independent source for water is the only option. i.e. well.

Irrigation Source

Identifies detals about water irrigation, if used on the property.

Irrigation Possible	
Irrigation Well	Similar to a well drilled to provide water to a home, except the water is hooked up to a sprinkler system, irrigation system or faucet for use outside the home.
Cistern	A typ of tank for storing water, especially one supplying taps or as part of a flushing toilet.
Ditch	
Canal System	
Other - See Remarks	

Water Conservation

"Green" water conserving features or systems used on the property

Greywater Reuse (G)	The property includes a method or system for reusing greywater and may provide substantial benefits for both the water supply subsystem by reducing the demand for fresh clean water as well as the wastewater subsystems by reducing the amount of wastewater required to be conveyed and treated on the property.
Rainwater (G)	Use the collection and storage of rainwater into natural reservoirs or tanks, or the infiltration of surface water into subsurface aquifers (before it is lost as surface runoff). One method of rainwater harvesting is rooftop harvesting.
Low-Flow Fixtures (G)	Toilets, bathroom faucets, showerheads, irrigation controllers, and other products can be manufactured to use less water than minimum standards. Some products are qualified by third-party programs like the EPA WaterSense and are typically at least 20 percent more water-efficient than standard products.
Water-Smart Landscaping (G)	Water-smart landscapes are designed to require less water and fertilizer treatments. These landscapes feature regionally appropriate plants that require low water and are native to the local climate. Plants are organized by hydrozones (watering needs). Any irrigation system is qualified for high water-efficiency. Turfgrass is minimized and grown to the tallest height recommended. Strategic maintenance includes mulching and soil aeration. Other details are documented in EPA's Water-Smart Landscape Design Tips.
Efficient Hot Water Distributing (G)	Efficient hot water distribution systems are designed to generate hot water using fewer fuel resources, and to get hot water to low-flow faucets and fixtures more quickly. These systems often feature carefully designed plumbing lines that are less redundant and/or shorter. Rather than measuring time to hot water at a fixture in gallons, efficient distribution systems can be measured in cups. EPA WaterSense Guide for Hot Water Distribution as well as several green building programs have further details. This may also be known as Structured Plumbing.
Green Infrastructure (G)	Green Infrastructure is a set of strategies and specifically designed systems to manage stormwater runoff through a variety of small, cost-effective landscape features located on a property. Green Infrastructure employs infiltration (allowing water to slowly sink into the soil), evaporation/transpiration using native vegetation, and rainwater capture and reuse (storing runoff to water plants, flush toilets, etc.). May include green roof, rain gardens, rain barrels, permeable paving, etc. EPA Green Infrastructure webpage has more information

Cooling

Cooling or air conditioning features found on property.

2+ Units	Has 2 or more cooling units.
Attic Fan	
Central Air	
ENERGY STAR Qual. Equip.	
Evaporitive Cooling	Also known as Swamp Cooler.
Heat Pump	A heat pump, as part of a central heating and cooling system, uses the outside air to both heat a home in winter and cool it in summer.
Refigerated	
Roof Turbine	Ridge vents or turbines are installed directly on the top of a roof and uses wind power to suck hot and humid air out of the attic. A turbine has a series of vanes that spin as wind passes through them.
Rough In Only	
Some Units	Only used for Residential Income (multi-unit) listings.
Window Unit(s)	
None	
Other - See Remarks	

Heating

A list of heating related features of the property.

Central Forced Air	
2+ Units	
Electric	
Energy Star (G)	
Floor Furnace	
Heat Pump	A heat pump, as part of a central heating and cooling system, uses the outside air to both heat a home in winter and cool it in summer.
Heat/Cool Combo (G)	
In-Floor	
Hot Water	The owner/lessor pays for hot water.
Mini-Split	Ductless, mini split-system air-conditioners (mini splits) have numerous potential applications in residential, commercial, and institutional buildings. The most common applications are in multifamily housing or as retrofit add-ons to houses with "non-ducted" heating systems, such as hydronic (hot water heat), radiant panels, and space heaters (wood, kerosene, propane).
Natural Gas	
Other - See Remarks	
Perimeter	A warm-air heating system in which the ducts are embedded in the concrete slab of a basementless house, around the perimeter of the rooms; heated air from the furnace is carried through the ducts to registers placed in or near the floor; air is returned to the furnace from registers near the ceiling.
Propane	The property has a propane system.
Radiant	
Solar Hot Air	
Solar Hot Water	
Solar Active (G)	A solar energy system that uses uses a fluid (such as water) to absorb the heat.
Solar Hybrid (G)	

Solar Passive (G)	A type of design which takes maximum advantage of the sun's energy to help warm the living space in winter and helps to redirect or block the sun's energy to reduce cooling needs in the summer. Passive systems rely on the building structure to achieve greater efficiency and comfort, as compared to active systems that use mechanical devices and energy inputs to increase efficiency. Solar water heaters or photovoltaic systems
Split System	
Wall Unit	
Wood Stove	
Zoned	A zoned heating system allows one to control the temperature of each room or zone individually, thereby maximizing comfort and minimizing energy costs. A zoned system can be adjusted for numerous factors, including room usage, personal preferences, and environmental
None	
Gravity	Gravity furnaces are heating units and their related equipment that employ gravity to move warm air throughout a building. ... This design is sometimes referred to as an "octopus furnace."
LP Gas Owned	
LP Gas Leased	

Wastewater

A list describing the sewer/septic types for the property.

Septic Tank	The property has a septic tank.
SepticAdvProc (G)	Advanced environmental septic system
Cesspool	The property has a cesspool.
Private Sewer	The property has a private sewer.
Public Sewer	The property has a public sewer.
Other - See Remarks	
None	
Other	
Aerobic Septic	The property has an aerobic septic.
Engineered Septic	The property has an engineered septic.
Shared Septic	The property has a shared septic.