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*Comment Received From: Rob Larson*
*Submitted On: 5/16/2024*
*Docket Number: 23-HERS-02*

## Organized Real Estate Sales and Whole-House Home Energy Rating

*Additional submitted attachment is included below.*

# Organized Real Estate Sales and Whole-House Home Energy Rating

## How Real Estate Sales Standards Align with Home Energy Rating Systems

The Multiple Listing Service (MLS) is the primary utility used by Real Estate Sales Professionals (REALTORS and non-NAR Members) to describe the property being sold. The National Association of Realtors has adopted the RESO (Real Estate Standards Organization) Data Dictionary as a requirement for all NAR members. Today, RESO standards are leveraged by nearly two million real estate professionals. Through the work of various organizations, including the US Department of Energy, Earth Advantage, Build it Green, builders, and many other industry experts, the RESO Data Dictionary contains a standard method of communicating Energy Performance Ratings. Thanks to the NAR mandate, this common language is required across the US and Canada. The RESO Standards are also being widely adopted across the globe.

The “Green the MLS” initiative was part of the early NAR efforts that was the genesis of what we have in the RESO Dictionary today. Currently the Dictionary includes energy performance ratings, power production, and power storage, and continues to be driven by a growing worldwide constituency.

The RESO Data Dictionary is available in several formats (wiki, csv, xml) and currently supports English, French, and Spanish. The RESO Data Dictionary Wiki is the primary access point. It contains multiple versions of the Dictionary, access to other formats, a hierarchal index, and a search function to aid in research.

https://ddwiki.reso.org/

Germain to the Whole-House Home Energy Rating conversation is the RESO’s standardized method of disseminating data to the tools used by Real Estate Professionals (Brokers, Agents, Appraisers, etc.) and to the services used by the consumer (Zillow, Homes.com, Realtor.com, etc.) This comment to CEC Docket 23-HERS-02 is meant as an informational writing to help those involved with the HERS initiative understand the existing method and infrastructure in place today that aligns with the goals of 23-HERS-02.

The real estate sales community created its own syntax for field names to facilitate quick understanding of data resources. Methods are also available with the stanard to support local dialects, languages, and alternative terminology. RESO welcomes recommendations and has efficient processes in place to manage requests. All recommendations for the Data Dictionary can be sent to dd@reso.org.

The Data Dictionary resource designed for home performance rating systems is called the PropertyGreenVerification Resource. It currently includes 18 national rating systems but is based on a notion of extensibility and omissibility. Any new rating system can be quickly added as a “local value” at any time, and we also welcome the recommendations previously mentioned

for addition to the dictionary as a “standard value.” Standard values ensure that data producers share the same data in the same way, making consumption of the data quick and at a lower cost to implement.

The PropertyGreenVerification Resource contains 15 fields to capture data relevant to home performance rating systems. These fields include the Type (the name of the rating system, e.g. HERS), the issuing body, the rating, relevant metrics, year, version, status, URLs, and more. Upon reviewing the slides from the April 30th presentation, it appears the framework needed to support your initiative is in place today. However, additional discussion, questions, and suggestions are welcome.

As a 20-year MLS Executive, it is clear that by providing consistent data about the property, we are providing an important groundwork to help the consumer realize the value in their investments at the point of home sale. The inclusion of performance and energy related features of a property help ensure the practice of comparative pricing includes clear and daily examples of the return on home energy performance investment.

The Data Dictionary also currently supports home energy production and power storage. Though this may be complementary to the topic of energy perfomance, I didn’t want to miss the opportunity to share that information with our readers.

I hope this information is useful in your endeavors. I would be happy to discuss how the Data Dictionary and RESO have supported initiatives such as this for many years and is designed to continue to grow as you do over time.

Thank you,

Rob Larson
Chair & Editor, RESO Data Dictionary
Director, Built It Green
Managing Member, Larson Consulting LLC
909-515-0015 | rob@larson.cc

Links
https://www.reso.org/
https://ddwiki.reso.org/
https://ddwiki.reso.org/display/DDW20/Data+Dictionary+2.0+Wiki
https://www.larson.cc/post/extensibility-omissibility-of-the-reso-data-dictionary
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