

R&D Workgroup Update and Next Projects Review

Greg Moore – R&D Workgroup Chair



R&D Workgroup Update & Next Projects

Review

- One Data Feed / Multiple Uses – Defining Best Practices with CMLS
 - Review and discuss draft of - RETS Data Access and Delivery Efficiencies
- Image & Media – Defining Best Practices
 - Volunteers needed to document issues and develop Best Practices
 - Review issues gathered (to-date)
- OUID (Organization Unique Identifier) – Bill Kellogg
 - An update on the implementation of the OUID
- Project backlog review and prioritization

Striving For Best Practices

best prac·tice

noun

plural noun: **best practices**

commercial or professional procedures that are accepted or prescribed as being correct or most effective.

A **best practice** is a method or technique that has consistently shown results superior to those achieved with other means, and that is used as a benchmark. In addition, a "best" practice can evolve to become better as improvements are discovered. Best practice is considered by some as a business [buzzword](#), used to describe the process of developing and following a standard way of doing things that multiple organizations can use.

»» RETS Data Access and Delivery Efficiencies

There are many types and requirements for RETS data feeds beginning with a clear contract between the providing MLS and the data acquiring organization. These contracts can be directly between the MLS provider a Brokerage or Broker or a three-way agreement that includes the Broker's vendor. Guidelines regarding the display, permitted use and refresh rates of the RETS data are standard contractual items. For more information on best practices as they related to contracts, please consult the CMLS Legal Best Practices. To ensure the RETS data is accessed, delivered and used in the most efficient way the RESO R&D workgroup recommends the following "Best Practice":

»» RETS Data Access and Delivery Efficiencies

- Brokerages or Brokers who use a vendor to pull and/or host their RETS data feed should execute a three-way agreement with the MLS provider.
- Each approved vendor to be given a RETS credential to pull data for their customer base. This will provide efficiencies for the (IDX) hosting company, as well as the MLS, by alleviating the need to pull the same data and images multiple times, decreasing the bandwidth and system stress required to pull and deliver the data (images can be bandwidth intensive, especially as they get larger and more numerous).

»» RETS Data Access and Delivery Efficiencies

- Vendors use their own credentials to confirm that their customers are active MLS participants on a daily basis. This requires roster resource access by the vendor to compare their client list against the active roster. This best practice allows the replacement of the current ad-hoc manual methods of reconciling clients to active agents that uses staff time at the vendor and MLS with a programmable path to verification.
- The vendors shall provide a list of customers and the datasets they pull and manage on their behalf to the MLS, minimally quarterly.

»» RETS Data Access and Delivery Efficiencies

- A dataset resource linking the member (roster data) to the feeds they are authorized to utilize and display; i.e.: IDX, AVM, CRM, Back-Office, is to be maintained by the MLS and utilized by the vendor. (Action item – work with Data Dictionary)
- The MLS to establish and maintain a proactive communication with the vendors. The MLS to provide a minimum of a 2-week notice of changes to RETS data feeds to Brokers and vendors affected. A staging server with the changes should also be available for their testing with the change notice.

Use a Single Data Feed for Multiple Products

One RETS Feed Multiple Uses (Business Case 2):

To further the efficiency and build on the above business case 2 outlines: Use a single data feed utilized for multiple products and services such as IDX, VOW, Broker Back Office, etc. by designating/tagging fields in some manner for each authorized use.

- This use case will be reviewed by the Business Rules subgroup for possible inclusion in a Business Rules resource.

Image & Media – Defining Best Practices

Images and media are integral parts of a MLS data feed. Standardized meaningful information about the image and media data is lacking in the RESO transport standards. As part of the R&D workgroup's "Striving for Best Practices" efforts defining standard metadata as well as defining best practices for storing, retrieving and maintaining a local data store are our end goal.

There is a rich conversations and a wealth of information in Confluence under Media Fields: Orientation, Copyright and Consider Fields for Media Photo Metadata. I gleaned the below list of possible metadata items from these:

Orientation, Aspect Ratio, White Padding, Cropping, Branding, Copyright (Providing image copyright info. This may be opening up a can of worms...)

We don't want to add photo related fields unless there is a clear need / business case (i.e. less is more).

BTW :: Some info may also be provide directly in the photo file's metadata itself (see [Exchangeable image file format \(Exif\)](#))

Image & Media – Defining Best Practices

Discussion points for defining the best practice for image and media:

- Modification date for images separate from listing data
 - Vendors often need to pull all images for a listing when it changes since there is no way to discern if the media changes
- RETS Get verses URL call
 - Requires a URL be available for images
- Allow local storage or just call to MLS (via URL, with caching for 5 days allowed)

»» OUID – Organization Unique ID

- A comprehensive database of MLSs Associations is being finalized
- OUID to be included in 1.5 Data Dictionary
- RESO staff is working on an API to facilitate access

Project Backlog – Review and Prioritize



Microsoft Excel
Worksheet



THANK YOU