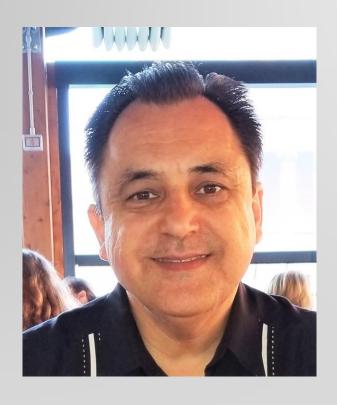


Universal Property Identifier Workgroup

Mark Bessett

SPEAKER



Mark Bessett, Architect, CRMLS

UPI Workgroup Chair

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UPI WORKGROUP MISSION

Define a ubiquitous, public method to refer to a property to enable cross reference across industry integrators



UPI WORKGROUP AGENDA

- 1. Brief background
- 2. Open source code availability
- 3. Standardizing sub-property identifiers
- 4. Air rights implementation/extension
- 5. Q&A



UPI Background/Specification (brief!)

Hierarchical notation:



USAGE:

- Referential identifier to be used between systems
- Does NOT take the place of proprietary identifiers

https://www.reso.org/universal-property-id/



OPEN SOURCE – UPI BUILDER

UPI Source code availability
Java (FBS)
C# (CRMLS)
JavaScript (Bridge)
PHP (FBS)
Ruby (FBS)

Posting

https://github.com/RESOStandards





Sub-property Identifiers

CHALLENGE: In the spec, the UPI breaks down definitions hierarchically. If a physical property has sub-components, they are identified "by the owner".

We wish to standard way to represent them. For example, LOT/55 or SPACE:23 or UNIT-12.

A definition model for these is under discussion.



Air Rights

CHALLENGE: The UPI spec currently does not address Air Rights.

IMPLICATIONS:

- A physical lot, that is also the tax lot, may, or may not, also include the Air Rights above such lot.
- Air Rights may have a separate tax lot, which may, or may not, be attached to the primary physical and tax lot.
- An Air Rights transfer could be an easement/exclusion noted in the physical tax lot(s), or may be a separate tax lot that changed ownership.

We are discussing a standard way to represent Air Rights within the specification's extensions. Current types represent Real Property, Cooperatives, Temporary and Buildings (R,S,T,B).



UPI WORKGROUP

Fourth Wednesday @ 1PM Eastern Time

https://www.reso.org/upi-workgroup/





THANK YOU!

COMMENTS OR QUESTIONS?



Cheers!

