Universal Property Identifier Workgroup

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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:

{COUNTRY}-{SUB-COUNTRY}-{SUB-COUNTY}-{LOCAL-ID}-{PROPTYPE}-{SUB-PROPERTY-ID}

ISO  ANSI/FIPS  ANSI  PARCE L  RES  O  OWNER

United States

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!