



RESO[®]

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REFLECTING ON
THE PAST

LOOKING TOWARD
THE BEAUTIFUL
FUTURE

20

2018 FALL CONFERENCE

OCTOBER 15-18, 2018 • THE PFISTER HOTEL • MILWAUKEE, WI



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Universal Property Identifier Workgroup

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S P E A K E R



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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, Co-operatives, 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!