

A wide-angle photograph of a golf course. In the foreground, a lush green fairway leads to a well-manicured green. In the background, a large, multi-story clubhouse with a dark tiled roof and arched windows stands behind a row of palm trees. The sky is clear and blue.

A Guide To Green Fields In Matrix

April 23, 2019




Why is Green Information Important To The Real Estate Industry?

The Green Market

- **Florida is the third largest state for Green homes**
- **For years, My Florida Regional MLS has had extensive Green Fields. However, these fields are now being standardized.**
- **Green features are a huge selling point of a home**
 - **Even if a buyer is not looking for a green certification, they may ask about HVAC size, lighting time, thermostat, insulation, etc.**
 - **Energy costs are becoming a proportionately higher expense for homeowners**
- **Green features can increase the appraised value of a home (if documented).**
- **International buyers from certain countries often look for Green Certifications**

Green Features & Property Values

 AI Reports® Form 820.05*	Client File #:	Appraisal File #:	
	Residential Green and Energy Efficient Addendum		
	Client:		
	Subject Property:		
City:		State:	
		Zip:	
Additional resources to aid in the valuation of green properties and the completion of this form can be found at http://www.appraisalinstitute.org/education/green_energy_addendum.aspx			
The appraiser hereby certifies that the information provided within this addendum: <ul style="list-style-type: none"> has been considered in the appraiser's development of the appraisal of the subject property only for the client and intended user(s) identified in the appraisal report and only for the intended use stated in the report. is not provided by the appraiser for any other purpose and should not be relied upon by parties other than those identified by the appraiser as the client or intended user(s) in the report. is the result of the appraiser's routine inspection of and inquiries about the subject property's green and energy efficient features. Extraordinary assumption: Data provided herein is assumed to be accurate and if found to be in error could alter the appraiser's opinions or conclusions. is not made as a representation or as a warranty as to the efficiency, quality, function, operability, reliability or cost savings of the reported items or of the subject property in general, and this addendum should not be relied upon for such assessments. 			
Green Building: The practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's lifecycle from siting to design, construction, operation, maintenance, renovation, and deconstruction. This practice expands and complements the classic building design concerns of economy, utility, durability, and comfort (US EPA). High performance building and green building are often used interchangeably.			
Six Elements of Green Building: A green building has attributes that fall into the six elements of green building known as (1) site, (2) water, (3) energy, (4) materials, (5) indoor environmental quality, and (6) maintenance and operation. The energy and water elements are the most measurable elements of green or high performance housing. Appraisers need savings amounts to develop an income approach to support energy efficient contributory value.			
THIRD-PARTY VERIFICATIONS (See types defined in glossary). The following verified items are considered within the appraisal analysis of the subject property:			
Green Certification Certifications attest that the home meets certain minimum thresholds.	Environmental Protection Agency (EPA):	<input type="checkbox"/> Indoor airPLUS <input type="checkbox"/> WaterSense <input type="checkbox"/> ENERGY STAR	
	Energy Department (DOE):	<input type="checkbox"/> Zero Energy Ready Home (ZERH)	
	Home Innovation Research Labs NGBS Home Remodel:	<input type="checkbox"/> Bronze <input type="checkbox"/> Silver <input type="checkbox"/> Gold <input type="checkbox"/> Emerald	
	Home Innovation Research Labs NGBS New Home:	<input type="checkbox"/> Living Building Certified <input type="checkbox"/> Petal Certification	
	Living Building Challenge (LBC):	<input type="checkbox"/> PHI Low Energy <input type="checkbox"/> EnerPhit <input type="checkbox"/> Passive House	
	Passivhaus Standard:	<input type="checkbox"/> PHIUS+ 2015	
	Passive House Institute US:	<input type="checkbox"/> Certified <input type="checkbox"/> Silver <input type="checkbox"/> Gold <input type="checkbox"/> Platinum	
	USGBC LEED:		
	Other:		
	Date Verified: ____/____/____	Green Certification Version: ____	ABOVE VALID ONLY IF CHECKED: <input type="checkbox"/> Verification reviewed on site <input type="checkbox"/> Verification attached to this report
Energy Label Labels disclose the state of the home's energy assets.	RESNET's HERS Rating (0 to 150): ____ <input type="checkbox"/> Sampling Rating <input type="checkbox"/> Projected Rating <input type="checkbox"/> Confirmed Rating	Estimated energy savings for this home: \$ ____/year ____ cKWh rate dated ____/____/____ Energy Savings includes electricity, heating & Cooling. Score below 100 indicates energy costs are expected to be lower than average code-built home. HERS Index Report occupancy estimates energy cost based on number of bedrooms plus one. Only a "confirmed rating" is diagnostically tested.	
	DOE's Home Energy Score (1 to 10): ____ <input type="checkbox"/> Official Score <input type="checkbox"/> Unofficial Score	Estimated energy savings for this home: \$ ____/year ____ cKWh rate dated ____/____/____ Energy Savings includes electricity, heating & Cooling. Score above five indicates energy costs are expected to be lower than average local home. Home Energy Score estimates energy cost based on state average energy rates and the home's energy features.	
	Other Energy Score: Range (____ to ____): ____	Estimated energy savings: \$ ____/year ____ c KWh rate dated ____/____/____ Describe energy label system:	
	Date Verified: ____/____/____	Score or Rating Version: ____ Organization URL: <input type="checkbox"/> www.resnet.us/ <input type="checkbox"/> www.homeenergyscore.gov <input type="checkbox"/> Other: ____	ABOVE VALID ONLY IF CHECKED: <input type="checkbox"/> Verification reviewed on site <input type="checkbox"/> Verification attached to this report

- In some markets, green features or certification may increase the appraised value of a property.
- The Appraisal Institute has published a “Green and Energy Efficient Addendum” to assist appraisers in compiling information on a properties green features.
- Appraisers cannot attribute value to Green Features if these are not documented in listings!

Some Green Developments In MFR's Service Area

- **Lakewood Ranch**
 - **Largest green certified community in nation!**
 - **½ community set aside as open space**
 - **150 miles of trails**
 - **21+ sustainable home builders**
- **Babcock Ranch** - <https://www.babcockranch.com/>
 - **Designed from ground up incorporating green building techniques, solar power, clean technology, and smart innovation**
 - **Energy self-contained - powered by a 75 mega watt solar plant**
 - **Over 340K solar panels on residential and commercial properties**
 - **First large scale community in U.S> fully powered by renewable energy!**
- **Green Key Village (Lady Lake)**
 - **Net Zero (HERS) Homes**
 - **Each home FGBC Certified**

Source: <https://greencommunities.com/green-communities/florida/>

NAR's REALTORS® and Sustainability Report (2017)

- **Seventy-one percent said energy efficiency promotion in listings was very or somewhat valuable**
- **Sixty-one percent of respondents found clients were at least somewhat interested in sustainability.**
- **A majority of agents and brokers (70 percent) said that energy efficiency promotion in listings was very or somewhat valuable.**
- **Important Green Features**
 - **Efficient Lighting - 47% marked as “important” or “somewhat” important to customers**
 - **Green Community Features – 36%**
 - **Landscaping for Water Conservation – 31%**
 - **Renewable Energy Systems – 25%**

Updates To The Green Tab



NEW Green Verification Section

Green Verification

Building Verification Type <input type="text"/>	Status <input type="text"/>	Year <input type="text"/>	Version <input type="text"/>	Body <input type="text"/>
Metric <input type="text"/>	Rating <input type="text"/>	Source <input type="text"/>	Green Verification URL <input type="text"/>	

New Green Verification section under the Green tab of the input forms.

HERS Field

The HERS Field will show as a picklist item under the new Building Verification Type field.

The actual score will be entered under the “Metric” field on the table.

Metric

Residential - Add/Edit Listing Fields

Getting Started > Matrix Testing > Listing > Pool/Exterior > Land and Tax > Interior > Rooms > Water > Green > Overview

Green Information

Green Verification

Building Verification Type (Picklist):

- EarthCraft House
- ENERGY STAR Certified Homes
- EPA Indoor Air Quality Plus
- FGBC Green Certified Building
- FGBC Green Certified Home
- FGBC Remodel
- Florida Certified Yard
- Florida Friendly Landscape
- Florida Friendly Yard Recognition
- Florida Green Lodging
- Florida Water Star
- FORTIFIED for Safer Living
- Geothermal HVAC
- HERS Index Score** (Highlighted)
- LEED Certified Building
- LEED For Homes
- LEED Neighborhood Development
- NAHB Certification
- NGBS New Construction
- Above Flood Plain
- Fire Resistant Exterior
- Fire/Smoke Detection Integration

Status (Picklist) **Year** (Text) **Version** (Text)

Source (Picklist) **Green Verification URI** (Text)

Green Energy Generation

- ☐ Hydro Power
- ☐ Solar
- ☐ Wind

Green Energy Features

- ☐ Appliances
- ☐ Energy Monitoring System
- ☐ HVAC
- ☐ Insulation
- ☐ Lighting
- ☐ Roof
- ☐ Thermostat
- ☐ Water Heater
- ☐ Windows

Indoor Air Quality

- ☐ Air Filters MERV 10+
- ☐ HVAC Cartridge/Media Filter
- ☐ HVAC Filter MERV 8+

Green Water Features

- ☐ Drip Irrigation
- ☐ Irrigation System
- ☐ Irrigation System Ponds
- ☐ Irrigation System
- ☐ Low-Flow
- ☐ Water Recycling
- ☐ Whole House

Green Landscaping

- ☐ Florida Friendly
- ☐ Non-Toxic
- ☐ Rain Water
- ☐ Vegetation (Proc)
- ☐ Landscape

HERS (Field with prohibition sign)

New Field: Green Sustainability

Green Sustainability

 ☐ Conserving Methods

☐ Onsite Recycling Center

☐ Recyclable Materials

☐ Recycled Materials

☐ Regionally-Sourced Materials

☐ Renewable Materials

☐ Salvaged Materials

This field lists several sustainability methods & materials used during construction.

What Does the new Green Verification Fields Mean?

Green Verification Fields

Green Information

MLS Number: J901389

Green Verification

Building Verification Type

Metric

Rating

Status

Year

Version

Body

Source

Green Verification URL

Can add more verifications.

More

ENERGY STAR Certified Homes
EPA Indoor Air Quality Plus
FGBC Green Certified Building
FGBC Green Certified Home
FGBC Remodel
Florida Certified Yard
Florida Friendly Landscape
Florida Friendly Yard Recognition
Florida Green Lodging
Florida Water Star
FORTIFIED for Safer Living
Geothermal HVAC
HERS Index Score
LEED Certified Building
LEED For Homes
LEED Neighborhood Development
NAHB Certification
NGBS New Construction
NGBS Small Projects Remodel
NGBS Whole-Home Remodel

Administrator
Assessor
Builder
Contractor or Installer
Other - See Remarks
Owner
Program Sponsor
Program Verifier
Public Records

Green Verification: Certification/Verification Type

Status: Complete or In Progress (i.e. Under Construction Home going through approval process)

Year: Year Certification was Awarded

Version: If applicable, some certifications have different versions.

Body: For example, LEED for Homes is from the US Green Building Council (USGBC)

Metric: Specific Number such as HERS, RESNET, Home Energy Scores

Rating: For example, LEED has Silver, Gold, and Platinum Ratings

Source: See pulldown menu for sources of verification.

URL: Specific URL to this property's certification, if applicable

Green Certification Documentation

- **Green verifications/Certifications are usually completed at the time of construction (except for certified remodels), and extensive documentation is provided.**
- **If a listing is indicated as having a green certification, corresponding documentation must be uploaded as an attachment in the MLS.**

#	ML #	Status	Address	City	Zip Code
1	A4406901	ACT	4237 CALLISTA LN	SARASOTA	34243

File Name	Type	Supplement Type	Description
Energy_Efficiency_Brochure.pdf	PDF	Green Certification/Energy Efficiency Document	Energy Efficient Brochure
Frequently_Asked_Questions.pdf	PDF	Feature Sheet	Frequently Asked Questions
HOA_Disclosure.pdf	PDF	HOA Disclosure	HOA Disclosure
Seller's_Property_Disclosure.pdf	PDF	Property Disclosure	Seller's Property Disclosure
STANDARD_FEATURES_Callista.p	PDF	Green Certification/Energy Efficiency Document	STANDARD FEATURES Callista
Certificate_of_Green_Home.pdf	PDF	Green Certification/Energy Efficiency Document	Certificate of Green Home

Close







Overview of Green Certifications

- **Various independent certification agency**
- **Rigorous certification process**
- **American National Standards Institute (ANSI) certifies some of these certification programs**
- **Homes can lose Green Certification (i.e. if additions are made that do not follow criteria)**
- **Most Green Certifications consider the following factors:**
 - **Energy Efficiency**
 - **Water Efficiency**
 - **Site Considerations**
 - **A healthy Indoor environment**
 - **Environmentally-friendly building materials**
 - **Disaster Mitigation**



Metrics Versus Ratings

What?	How?	Outside Industry example	Vertical Fields	Priority Programs to implement
Green Certifications: Recognition through Thresholds	Verification with a rating	 	<ul style="list-style-type: none"> Body Type/Program Year Rating Version Status 	<ul style="list-style-type: none"> Home Innovation Research Labs, NGBS Living Future Institute, Living Building Challenge PHIUS, Passive House USDOE, Zero Energy Ready Home USEPA, Water Sense USEPA, Indoor airPLUS LEED, USGBC
Energy Labels: Rating a Home's Energy Features	Verification with a metric		<ul style="list-style-type: none"> Body Type/Program Year Metric Version Status 	<ul style="list-style-type: none"> RESNET, HERS USDOE, Home Energy Score
Verified Energy Improvements	No rating/metric		<ul style="list-style-type: none"> Body Type/Program Year Version Status 	<ul style="list-style-type: none"> USDOE, Home Performance with ENERGY STAR

Source: Council of Multiple Listing Services (CMLS) Quick Start Guide to Green MLS Fields

Florida Green Building Certification (FGBC)

- **Bronze, Silver, Gold, or Platinum Ratings**
- **Widely used in Florida and many homes in Sarasota/Manatee have this certification**
- **Standards designed for the hot/humid climate in Florida**
- **Not nationally recognized**
- **Not ANSI certified**



www.floridagreenbuilding.org/

LEED For Homes

- **Through the US Green Building Council (USGBC)**
- **Leadership In Energy and Environmental Design**
- **Silver, Gold, and Platinum Levels**
- **LEED certification is costly and harder to achieve**
- **Nationally recognized program**



<http://www.usgbc.org/LEED>

National Association of Homebuilders (NAHB) Green Building Program

- **Fast turn around time**
- **Lower costs**
- **ANSI Certified**
- **Not widely recognized in Florida**



<http://www.nahb.org/en/research/nahb-priorities/green-building-remodeling-and-development.aspx>

HERS Index Score

- **Scoring system established by the Residential Energy Services Network**
- **Based on 2006 International Energy Conservation Code**
- **The lower a score, the more efficient a home is**
 - **New Florida Code = 80**
 - **Net Zero Home = 0**
 - **Negative HERS feeds back into grid**
- **Several vendors will conduct a HERS evaluation, prices vary based on size of home**



Other Green Fields

- **A property may not have a Green Certification, but may have Green Features!**
 - **Sustainability Features**
 - **Energy Efficiency Features**
 - **Water Conservation Features**
 - **Native Landscaping**
 - **Indoor Air Quality Features**
 - **Disaster Mitigation Features**
- **A lot of those separate features are components of Green Certifications.**

Green Generation/Green Energy Fields

- **Use these fields to indicate if the home has any green energy features.**
- **Be sure to verify the feature before entering into the MLS**



Green Energy Generation

☐ Hydro Power

☐ Solar

☐ Wind

Green Energy Features

☐ Appliances

☐ Energy Monitoring System

☐ HVAC

☐ Insulation

☐ Lighting

☐ Roof

☐ Thermostat

☐ Water Heater

☐ Windows

Green Water Field

- **Use this field to indicate if the home has any green water features.**
- **Be sure to verify the feature before entering into the MLS**



Green Water Features

☐ Drip Irrigation

☐ Gray Water System

☐ Irrig. System-Drip/Microheads

☐ Irrig. System-Rainwater from Ponds

☐ Irrigation-Reclaimed Water

☐ Low-Flow Fixtures

☐ Water Recycling

☐ Whole House Water Purification

Green Landscaping

- **This field gives you the option to select Green Landscaping features (such as Native Landscaping, Rainwater Harvesting, etc.)**



Green Landscaping

☐ ? Fl. Friendly/Native Landscape

☐ Non-Toxic Fertilizer/Pesticides

☐ Rain Water Harvesting

☐ Veg. (Productive) Garden

☐ Xeriscape

Note that, under the Green Verification Field there are separate options for certified Green yards.

Florida Certified Yard
Florida Friendly Landscape
Florida Friendly Yard Recognition
Florida Green Model

Indoor Air Quality Field

- **This field gives you the option to select Indoor Air Quality features, such as a sealed combustion system, Range Hood Vented to Outside, Non Toxic Pest Control, etc.**




Indoor Air Quality

- ☐ Air Filters MERV 10+
- ☐ HVAC Cartridge/Media Filter
- ☐ HVAC Filter MERV 8+
- ☐ HVAC UV/Elec. Filtration
- ☐ Janitor Closet Neg Pressurized
- ☐ No Smoking-Interior Buildg
- ☐ No/Low VOC Cabinets/Counters
- ☐ No/Low VOC Flooring
- ☐ No/Low VOC Paint/Finish
- ☐ Non-Toxic Pest Control
- ☐ Sealed Combustion
- ☐ Ventilation
- ☐ Whole House Vacuum System

Disaster Mitigation Field

- **This field allows you to select Disaster Mitigation features, such as Hurricane Shutters, Fire Resistant Exterior, etc.**

Disaster Mitigation

 ☐ Above Flood Plain
☐ Fire Resistant Exterior
☐ Fire/Smoke Detection Integration
☐ Hurricane Insur. Deduction Qual.
☐ Hurricane Shutters/Windows
☐ Lightning Protection System
☐ Safe Room

Searching In Matrix For Green Features



Searching For Green Features

Several Green fields are available on the “Detail” search forms.

Green Energy Features

☐ Appliances
☐ Energy Monitoring System
☐ HVAC
☐ Insulation
☐ Lighting

☐ And ☒ Or ☐ Not

Green Water Features

☐ Drip Irrigation
☐ Irrig. System-Drip/Microheads
☐ Irrig. System-Rainwater from P
☐ Irrigation-Reclaimed Water
☐ Low-Flow Fixtures

☐ And ☒ Or ☐ Not

Green Landscaping

☐ Fl. Friendly/Native Landscape
☐ Non-Toxic Fertilizer/Pesticides
☐ Rain Water Harvesting
☐ Veg. (Productive) Garden
☐ Xeriscape

☐ And ☒ Or ☐ Not

Indoor Air Quality

☐ Air Filters MERV 10+
☐ HVAC Cartridge/Media Filter
☐ HVAC Filter MERV 8+
☐ HVAC UV/Elec. Filtration
☐ Janitor Closet Neg Pressurized

☐ And ☒ Or ☐ Not

Or can be added to the “Quick” search forms.

Additional Fields [Add/Remove](#)

Frequently Used Fields

These are the frequently used search fields; you can add them to your search page to create customized searches.

Available Fields

- Green Sustainability
- Green Verification Body
- Green Verification Metric
- Green Verification Rating
- Green Verification Source
- Green Verification Status
- Green Verification URL
- Green Verification Version
- Green Verification Year
- Green Water Features
- Gulf/Ocean
- Gulf/Ocean to Bay

Selected Fields

- Green Sustainability

Search:

*****Note: The way to search for Green Verification Type has changed . The field changed from multi-select to single select with the “and” option no longer available .**

Green Verification Type

- EarthCraft House
- ENERGY STAR Certified Homes
- EPA Indoor Air Quality Plus
- FGBC Green Certified Home
- FGBC Remodel

☒ And ☐ Or ☐ Not

[Back](#)

Thank You!

