

## SUBDIVIDED LISTINGS

The “Will Subdivide” feature is provided to allow users the ability to list a property that may be sold in multiple configurations or categories ([see NTREIS Rules 7.06 below](#)).

Examples:

Main Listing (1) - House and 200 acres @ \$800,000 (RES)

Sub Listing (2) - House and 100 acres \$650,000 (RES)

Sub listing (3) - 100 acres \$200,000 (Lots/Acreage)

Or

Main Listing (1) - House & lot @ \$500,000 (RES)

Sub Listing (2) - Lot with House (teardown) @ \$500,000 (Lots/Acreage)

*\*\*Note the rules will allow a different listing configuration within the same property category; it does not allow the same listing within the same category.*

Here’s how the Will Subdivide field is broken down:

N (No) – No sublistings are associated with the listing – this applies to most listings.

Y (Yes) – To be used only on the main listing; there may or may not be sublistings associated with the listing, but if selection is Yes the system will allow sublistings and the user should only use Yes when there are related listings.

S (Subdivided) – Indicates that this is a sublisting of a main listing. The system will allow this listing to be listed at the same address (although they will not be “tied” together; users would have to search by address).

The image shows a portion of a web form. At the top, there are two unchecked checkboxes: "Concrete" and "Fiber Cement". Below them is a section titled "Will Subdivide" with a question mark icon to its left. A dropdown menu is open, showing three options: "No", "Subdivided", and "Yes". The "No" option is highlighted with a blue background. Below the dropdown, there are two input fields, each with a question mark icon to its left. The first field is partially labeled "Street" and the second is partially labeled "St".

## **NTREIS RULES AND REGULATIONS:**

7.06 Each Listed Property may be filed in only one Property Type per category and one geographic area of the MLS; except, however, if a property is listed for sale and for lease simultaneously, such listing may appear in both categories. Participants and Subscribers shall properly classify the category of Listed Property. Listed Properties may be listed in each category for which such Properties satisfy the requirements by using the subdivided listing function. It is, however, not permitted to file a Listed Property in more than one Property Type under a single category.

Notwithstanding the foregoing, Listed Property which an owner is willing to partition or subdivide may be identified by a special code or symbol and may be filed in the appropriate Property Type Classifications. Only NTREIS staff will be authorized to delete duplicate listings upon written request from the MLS Provider. For listings appearing in the MLS more than once, the Participant will be fined \$50.00 each day the listing appears as a duplicate.