

## **SECTION 2**

### **LISTING PROCEDURES SECTION**

#### **SECTION 2-1**

#### **DEFINITIONS**

##### **A. Property Types**

1. Residential: single family homes, condominiums, townhouses, new construction or homes-to-be-built affixed to the land and which are not personal property.
2. Lot & Land: residential lots, rural land, unimproved commercial or industrial, multi-family (zoned), and subdivisions.
3. Multiple Dwelling: residential property with more than one dwelling unit attached or detached.
4. Commercial: property zoned or designated for commercial or business use with or without a structure.
5. Manufactured Structure In-Park or On Leased Land: a titled dwelling considered personal property and the sale of which does not include any land.

##### **B. Residential Subtypes**

1. Residential: single family dwellings within the city limits, urban growth boundary, or urban unincorporated community boundary, with City or UCC zoning. These include detached single family dwellings, single family dwellings with guest unit, or zero lot line dwellings.
2. Rural Residential: single family dwelling(s) outside of city limits, urban growth boundaries or urban unincorporated community boundaries with County zoning.
3. Farm and Ranch: Rural Residential properties with income production from farming or ranching activities.
4. Condominium: single family dwellings in which the land and/or buildings in the project are jointly owned and maintained by a unit-owners association.
5. Townhouse: single family dwellings in which each building and the land under it are individually owned, but in which there are common elements owned and/or maintained by a homeowners association.
6. New Construction: single family dwelling recently completed, but never occupied, or to be completed, but must have at least a foundation and a street number assigned to it (lot numbers do not qualify).
7. Home To-Be-Built: a lot with approved build site, for which the buyer purchases a home design and build package with the lot. This subtype may be dual listed under Lot and Land in the Residential Lot subtype provided that the "Home/Lot Package" field is checked "Yes".

##### **C. Lot and Land Subtypes**

1. Residential Lot: bare land within the city limits, urban growth boundary, or urban unincorporated community boundary, with City or UCC residential zoning. A Residential: Home To-Be-Built may be dual listed in this subtype provided that the "Home/Lot Package" field is checked "Yes".
2. Rural Land: land outside of city limits, urban growth boundaries or urban unincorporated community boundaries with County zoning; may

include structures that are NOT dwellings (i.e. – barn or covered arena).

3. Unimproved Commercial: bare land with commercial zoning.
4. Industrial: bare land with industrial zoning.
5. Multi-Family (zoning): bare land that is zoned for multiple dwelling structure(s).
6. Subdivision: bare land that has been or can be approved for multiple tax lots and building sites.

**D. Multiple Dwelling Subtypes**

1. Duplex: dwelling with two attached units.
2. 3-plex: dwelling with three attached units.
3. 4-plex: dwelling with four attached units.
4. 5 plus Units/Apartments: dwelling with five or more attached units.
5. Multi Single Family Residential: detached, multiple single family dwellings within the city limits, urban growth boundary, or urban unincorporated community boundary, with City or UCC zoning. Properties of this subtype may be dual listed in Residential with a subtype of Residential or Rural Residential, whichever applies.

**E. Commercial Subtypes:**

1. Office: commercial property that allows office use.
2. Commercially Zoned Residence: single family residence with commercial zoning.
3. Multi-Dwelling (5+ units): dwelling or apartment complex with five or more attached units.
4. Land: bare land with commercial or industrial zoning.
5. Farm and Ranch: Rural Residential properties with income production from farming or ranching activities.
6. Industrial: facility with industrial zoning.
7. Hospitality: includes bed and breakfast facilities, hotels, motels, etc.
8. Retail: commercial property that allows retail use.
9. Mixed Use: commercial property that allows a combination of other uses.
10. Self Storage: commercial property with storage units.
11. Business Op: business opportunities that do not include real property.

**F. Manufactured Structure**

1. In-park: manufactured dwelling in a mobile home or RV park where the dwelling is considered personal property, which requires a specialty license to show or sell.
2. On Leased Land: manufactured dwelling on leased land where the dwelling is considered personal property, which requires a specialty license to show or sell. *(adopted 10/11)*