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ESTIMATED SQUARE FEET

Effective October 19, 2009, the *Total Square Feet* field is replaced by *Estimated Square Feet* and is accompanied by a new field, *Source*.

Advice

The floor area of properties is a frequent source of litigation by consumers. There is no uniformly agreed one best way to measure or represent floor area. The safest approach is to indicate that floor area is always an estimate - hence the change of name of the field to *Estimated Square Feet* – and then to advise one's client or customer of the source of the estimated floor area that is entered into that field. WPMLS has provided a glossary of five main Sources, below. Consumers should be advised to undertake responsibility for obtaining their own measurements if an exact representation of floor area is important to them.

Source Full Name / Source “mouse-over”*

Definition, explanation

Municipal Record / Municipality

Floor area is taken directly from the official property record or tax roll of the city/town/village in which the property is situated. *Warning: even municipal records can contain errors, especially if not all floor area has been properly reported.*

Realist Record / Realist

Floor area is taken from the searchable database of Realist, a company hired by WPMLS to supply selected public records. *Warning: Realist can make errors.*

Builders Representation / Builder

Intended for newly or about-to-be constructed dwellings, where official municipal records do not yet exist, the floor area is taken from the contract of sale or other official representation by the builder or owner. *Warning: what's built is not necessarily what is contracted for.*

Prospectus / Prospectus

Floor area is taken from the prospectus document of a condominium or cooperative corporation. *Warning: watch out for the inclusion/exclusion of common areas.*

Field Measured / Field, see remarks

In Remarks, the listing agent must indicate who performed the measurement, when, and what methods or criteria were used. All claimed floor area must be legally recognized by the municipality as taxable, heated living space with a certificate of occupancy. *Warning: highly variable results; if assisting a purchaser, seek more information from the listing agent or owner.*

*The “mouse-over” is the text that appears on the screen when the cursor is held over the field name.

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