

Matrix Enhancements

December 17, 2024

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New Field: Designated Builder Y/N

What did we add?

We added a new field called “Designated Builder Y/N”, to indicate that a specific builder is needed to be used. This is required for vacant listings only.

Property Types Affected:

- Vacant Land

CURRENT

The screenshot shows the 'Vacant Land - Add/Edit Listing Fields' form. The 'Site' tab is selected in the navigation bar. The 'Site Information' section contains several fields: 'Current Use (Property Style)' with a dropdown menu and a note 'Only 1 Item can be selected'; 'Front Exposure' with a dropdown menu; 'Easements' with a dropdown menu; and 'Designated Builder Y/N' with a dropdown menu, which is highlighted with a purple box. The 'Designated Builder Y/N' field is currently empty.

*****Note***** - We removed the lookups “Seller Must Build” and “Seller May Build” from the Realtor Information field. Additionally, we designated the “Seller Must Build” field to “Designated Builder Y/N = Y”

New Lookups: Disclosures Field

What did we add?

We added two new lookups, Condo-Hotel Notice and Flood Disclosure, to the Disclosures field. The new values are also available as an Attachment Type selection.

Why did we add this?

Effective October 1, HB 1049 mandates that residential property sellers provide home buyers with a "Flood Disclosure" before signing a sales contract. Additionally, HB 1021 requires condo-hotel unit buyers to receive a notice about the condo's governing structure. Florida REALTORS® is creating forms for both requirements.

Property Types Affected:

- Residential
- Rental
- Income
- Vacant Land
- Commercial Lease
- Commercial Sale
- Business Opportunity

CURRENT

The screenshot shows a dropdown menu titled "Disclosures" with the following options:

- Condo-Hotel Notice
- Condominium Disclosure Available
- Environmental Disclosure
- Flood Disclosure
- HOA/PUD/Condo Disclosure
- Land Sales Disclosure
- Lead Paint
- Milestone Inspection
- None

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