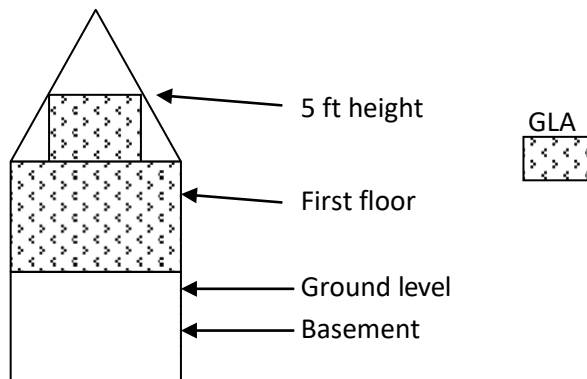


## Measuring for GNMLS Residential properties

- GLA measurements are always for Above Grade Gross Living Area.
- First floor GLA is based on exterior measurements. Finished area means suitable for year-round use based on the geographic region. Square footage should include heated, finished areas only and must be contiguous.
- Measurements are to the nearest inch or tenth of a foot. Final square footage is to the nearest whole square foot.
- Stair tread and landing sqft belongs to the floor it descends from. Area below the stairs belongs to the floor below them.
- Finished areas above garages are included in the finished square footage that is at the same level in the main body of the house, but only if they are connected to the house by continuous finished areas such as hallways or staircases.
- If any portion of a level is below grade, it is classified as below grade – not in GLA.
- Ceiling height - To be included in any finished square footage calculations, finished areas must have a ceiling height of at least 7 ft. except under beams, and other obstructions where the height may be 6 ft. 4 in. If a room's ceiling is sloped, at least one-half of the finished square footage in that room must have a vertical ceiling height of at least 7 ft.; no portion of the finished area that has a height of less than 5 ft (1.5 story or A-frame houses, for instance). may be included in finished square footage.
  - ie. Floor may measure 16W x 20L but measured sq ft area may be 8W x 20L



## MLS Guidelines for Reporting Square Footage, Bedrooms and Baths

1. Measurements should be taken from the exterior of the house.
2. Square footage should include heated, finished areas only and must be contiguous.
3. Enclosed porches, breezeways, etc., should be included in the square footage fields only if heated, suitable for year-round use and finished similar to the remainder of the house. Unheated or unfinished areas should not be included in the square footage fields but could be mentioned in the remarks section.
4. Lower levels of bi-level, split level or walkouts should not be included in above grade square footage - they should be listed in below grade square footage.
5. Below-grade square footage should include only areas that are finished in a style similar to the rest of the property and is below grade. If the area is not finished or heated, **do not include** it in either square footage field. This is unfinished basement sq ft. Bare concrete (walls or flooring with paint) is not considered finished. Painted floor joists do not constitute a finished ceiling.
6. Finished lower-level bedrooms which meet state building code, occupancy requirements, adequate windows, egress) may be included in the total number of bedrooms but should be included in below grade square footage. See Policies & Procedures definitions for bedroom requirements (window glass equal to 8% of floor space, egress door or window of 5.7 sq ft, minimum 24 inches horizontal and vertical, must open from the inside including security bars, etc., minimum 70 sq ft floor space, minimum 7 feet for all horizontal and vertical measurements). Bedrooms that fail to meet proper requirements or are in addition to the septic sizing permit must be reported by appraisers as a non-conforming property making mortgage loans difficult to obtain.
7. A full bath has a sink, toilet and **either** a shower or tub. Baths with **only** a stool and sink are considered half baths. Any room with less than a stool and sink (toilet, shower or sink only) should not be counted as a part bath but could be mentioned in the remarks.

