



MLS Changes to Accommodate a Broader Definition of Gulf Front

June 30, 2009

The definition of Waterfront was changed in the MLS Rules and a definition for Gulf Front was added. These modifications were approved as part of a comprehensive plan to offer members a better opportunity to meet the needs and expectations of buyers and sellers. The rules were also modified to define the choices in one of the two new lists being added to the MLS as part of the rules change.

- 1. Change to the Waterfront definition.** The definition of Waterfront was amended to include a reference to a new Gulf Front definition. Property may now be designated as Waterfront when it either fronts the water and has no road to cross to get to the water or when it meets the definition of Gulf Front. The image below shows the modification to the definition in red with additions underlined and deletions struck through.

Waterfront: Property that fronts the water and has no road to cross to get to the water, or property that meets the definition of Gulf Front.

- 2. Addition of a Gulf Front definition.** A definition of Gulf Front was added to allow property to be called Waterfront that may have public or association land in between it and the Gulf. Restrictions apply that would prevent this designation from being used when the intervening land impedes or potentially impedes the property owner's view of the Gulf or when the Gulf is not readily accessible from the subject property.

Gulf Front: Property on or contiguous to the beach where there are either no parcels in between the subject property and the Gulf, or where any intervening parcels are owned by a relevant property-owners' association or government entity, contain no structures that impede the view from the subject property, and where the owners are currently restricted from building obstructing structures; and where safe and legal access to the Gulf is available without having to cross a road or alleyway, travel an excessive distance, or take extraordinary measures to reach the Gulf.



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- 3. New lists to be added to the MLS.** When property is designated as Gulf Front under the new definition, Realtors and potential buyers may need to know more about the property since some buyers may not consider every type of Gulf Front property suitable to meet their needs. The MLS Committee created two new lists, a Gulf Front Boundary list and a Beach Access list, to help buyers understand the circumstances surrounding the Gulf Front designation. Once the lists are added to the system, a single item must be selected from each list Gulf Front lists. A combination of the two lists will be used to search and report on property in the MLS and on <http://EmeraldCoastHomesOnline.com>.

Gulf Front Boundary	Gulf Front Description
To the Water To the Beach Contiguous to the Beach	Boundary: to the Water Boundary: to the Beach Boundary: Contiguous to Beach Access: Property Adjacent to Beach Access: Association-Owned Access: Public
Beach Access Property Adjacent to Beach Association-owned Access Public Access	

- 4. Gulf Front Boundaries Defined.** To assist listing agents in determining which Gulf Front Boundary to select, definitions for the three options were added to the MLS Rules.

<p>Gulf Front Boundary – Contiguous to the Beach: a situation where a property for sale does not have a southern boundary that extends beyond the end of the dunes, but otherwise meets the definition of Gulf Front.</p> <p>Gulf Front Boundary – to the Beach: a situation where a property for sale has a southern boundary that isn't quite to the water, but where the property line extends past the dunes or other natural barrier.</p> <p>Gulf Front Boundary – to the Water: a situation where a property for sale actually meets (or extends past) the mean high-water line.</p>
