



# AREA Monthly

The eNewsletter of the Alberta Real Estate Association | June 2018

## Condo Doc Fees Survey: Your Voice Matters

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### Condominium rules consultation

Help guide modern, fair laws to protect condo owners and support responsible governance of condo communities.



Engagement status: Survey open until July 31, 2018  
Ministry responsible: [Service Alberta](#)

#### Overview

Clear and modern legislation is needed to support the responsible self-governance of vibrant condo communities and to protect condominium owners.

The [Condominium Property Amendment Act \(CPAA\)](#) was passed in December 2014. Since then, we've been working to develop the regulations to bring more than 50 amendments into force.

It's important to get this legislation right for the hundreds of thousands of current and future Alberta condo owners.

*Image: Service Alberta Condominium survey*

Service Alberta has released its [survey](#) and drafts for condo regulation. If this draft goes unchallenged, condo document fees could balloon above \$1,000. This is the time to demonstrate the strength of the industry.

AREA's position on condo document fees has been very clear. Charging fees for condo documents adds unwarranted costs to condominium resale transactions and creates an unnecessary barrier to the mobility of low- and middle-income Albertans. Removing fees for electronic copies of condo documents and setting appropriate maximum fees for printed copies and estoppel certificates, is the best measure to protect Albertans from gratuitous charges.

We will continue to lobby Service Alberta on this position, which better protects condo owners and buyers. But we need you to fill out

the public survey to amplify our industry's message. This is a matter that affects your business and your clients, your voice is essential!

*(see next page for survey tips)*

## Professional Development

### Everyday Ethics

AREA's 2018 mandatory course launched in May. While members have until January 2019 to complete the course, over 1,000 AREA members have completed the Everyday Ethics course to date.

The course takes approximately 90 minutes to complete. Those who complete and submit the course by August 27 will be entered to win an iPad Air 2. You can find the course through your AREA account, don't miss out!

## Forms

### Agricultural & Commercial Forms

AREA's Forms and Practice Committee has been working tirelessly on updates to the Agricultural & Commercial Forms, and this work is nearing completion. Each of the forms highlights modernized and improved best practices.

As part of AREA's forms management process, we inform our members of the changes prior to the publication to familiarize members on where they may be impacted. Keep your eyes on your inbox for further information in the coming days.

# SPIN II

AREA's Advocacy team has worked closely with Service Alberta on solutions to improve access to land title services. On June 22, 2018, we were thrilled to announce to our members that SPIN II will now have weekend hours set at 7am - 11pm on Saturdays and 12pm - 11pm on Sundays. This extension takes some of the stress out of the homebuying process for Albertans and REALTORS® alike.

"AREA is committed to supporting technological advancements of our industry," says 2018 AREA President, D'Arcy Donald. "We are thankful for the efforts of the Minister and Service Alberta for providing a solution that brings Alberta real estate into the 21st century."

While AREA will continue to work toward 24/7 access to SPIN II, we're confident that this step in the right direction will move us closer to that goal. The newly minted Minister of Service Alberta, Hon. Brian Malkinson added, "I look forward to implementing these changes that modernize government services and ensure REALTORS® have the support they need and improve services for homebuyers."

## Survey Taking Tips:

Section 2 is most relevant to the work AREA has done around condo document fees and will take approximately 30 minutes to complete.

You can save and go back into the survey at your own convenience.

Open both the draft [regulations](#) and the [schedule](#) in separate browser tabs for ease of reference.

### REALTOR® Messages:

- *Takes arbitrary cost of condo documents out of the hands of management companies*
- *Set prices are too high*
- *3x the original price for "rush" is too high, particularly given these documents are maintained electronically*
- *Potential to cost a condo owner over \$1,000 in fees is still present*

(3) A corporation may charge fees not exceeding the following amounts for the provision, in the ordinary course, of the following classes of document:

- (a) document other than estoppel certificate, the fee prescribed in section 14(1)(b) of the *Tariff of Fees Regulation* (AR 120/2000);
- (b) estoppel certificate, 10 times the fee referred to in clause (a);

(4) If, under subsection (3)(a), a corporation provides a document described in subsection (1)(a), (b), (j), (k), (m), or (l) and the document is required within 72 hours of the request, a corporation may charge a fee of up to 3 times the fee set out in subsection (3)(a).

Documents provided for no charge

20.54 Where a bylaw or a provision of the Act or this Regulation requires a corporation to make available or provide, without request, information or documents, the corporation shall not charge for making available or providing the information or documents in accordance with the bylaw or provision to an owner, unit occupant or mortgagee who has given notice under section 26(3) of the Act, as applicable.

13. Please provide specific comments outlining your concerns with the wording related to document disclosure.

### AREA Member Profile



Do you have a hobby, volunteer gig, or side hustle that you want to tell the world about? AREA not only wants to hear about it, but we want to share it with all of our members! Reach out to us at [communications@albertarealtor.ca](mailto:communications@albertarealtor.ca).



### Market Report

Each month AREA produces a Market Report snapshot of real estate in Alberta.

[Click here to view the May Market Report online.](#)



### Comments

Feedback or editorial requests can be sent to [communications@albertarealtor.ca](mailto:communications@albertarealtor.ca)