

The Regulator

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Message From Council

Krista Bolton,
Chair

Think of yourself and your fellow industry professionals, are you a group or a team? I posed this same question to my fellow Council members when we met in April.

According to inspirational speaker Susan Leahy, "Being part of a group is easy, being part of a team is hard. It's actually earned. It's something that we need to aspire and work towards. Groups can become toxic, divisive and disrespectful places to be. Teams are where creativity, innovation and productivity live."

As a team, Council works together with licensed professionals, with consumers, and with other stakeholders to achieve RECA's mandate of consumer protection, and provision of services that enhance the business of industry professionals. Council's commitment to working as a team means focusing on what's good for consumer protection and the industry as a whole.

Never more than in the past few years have we seen what can be accomplished when we work as a team – there have been many significant undertakings in our current Strategic Plan,

and as you can read about later in this newsletter, Council has now worked together as a team to approve, in principle, its 2020 Strategic Plan. The development of that draft plan, though, actually involved teamwork far beyond the 12 people who sit around the Council table. Council received extensive input from across the province, individual industry professionals, industry associations, as well as from consumers through consumer focus groups RECA hosted in the Fall. At its July meeting, Council will come together as a team again to review

and approve the finalized Strategic Plan and accompanying business plan. Watch for details in the August Regulator.

I'd also like to take this opportunity to provide an update on the Residential Measurement Standard (RMS) – but more importantly, to thank a number of groups for the input they provided as Council reviewed and updated this important Standard. In January, when Council approved a motion to conduct additional consultation on the RMS, it might have been easy to get frustrated. There were a number of groups that did not necessarily agree on the RMS from the outset, but those groups came together as a team to put recommendations forward to Council that would serve the industry, and consumers, well. Council approved the updated RMS at its April

meeting. You can read more about that on page 7 of this newsletter. For all of the stakeholders that provided thoughtful and detailed written and oral submissions we are very grateful. Your input has significantly helped to guide and shape the RMS.

And finally, something I am particularly proud of is the commitment that RECA staff has shown to working as a team to fulfill Council's important mandate. What I'm referring to are the results of the third-party review of RECA's regulatory performance which Field Law carried out. Field Law's review concluded that RECA is a high-performing regulator, meeting or exceeding all of the Assessment Criteria in the five program areas that were the subject of the independent review. The review also resulted in more than 30 recommendations.

Council reviewed the report in its entirety at its April meeting, and has accepted all of the recommendations in principle, some of which are already underway. You can read more about the specific recommendations on page 12 of this newsletter. I am confident that RECA staff, along with our industry partners and related stakeholders, will continue working together to ensure our industry maintains the privilege of self-regulation.

I'd like to conclude my message today by reminding Alberta industry professionals that while we may not always agree, we are all part of the same team. I'm confident in our ability to work together respectfully and thoughtfully for consumer protection and enhancement of the industry.

Council Highlights – April 13 Meeting

- Council Approved, in Principle, Recommendations from Third-Party Regulatory Review
 - Council approved, in principle, all recommendations from Field Law’s Third-Party Review of RECA’s five program areas: Office of the Registrar, Professional Conduct Review, Conduct Proceedings, Administration of Hearings, and Trust Assurance and Practice Review. As part of RECA’s commitment to continuous improvement, RECA commissioned Field Law to conduct an intensive, deep dive into RECA processes. The report labeled RECA a “high performing regulator,” and concluded that RECA met or exceeded the standards of good regulation. Council directed RECA administration to begin implementing the 20 recommendations that did not require new financial or staff resources, and to incorporate the remaining recommendations into the 2020 Business Plan.
- 2020 Strategic Plan moves forward
 - Council approved, in principle, a 2020 Strategic Plan. Council asked RECA administration to formulate a detailed business plan based on the approved Strategic Plan. Council will consider the Strategic and Business plans at its July meeting. Council will share the 2020 Strategic Plan with stakeholders.
- Council Approved a Residential Measurement Standard (RMS)
 - Council accepted recommendations for and approved a revised Residential Measurement Standard (RMS). Following the January Council meeting, RECA contacted stakeholders including the Alberta Real Estate Association, all real estate boards, the Appraisal Institute of Canada, and the Canadian National Association of Real Estate Appraisers regarding their concerns with the Residential Measurement Standard in place at that time. The RMS is now the standard all real estate professionals must follow when measuring residential property. The Guide to Residential Measurement in Alberta is available on the RECA website [here](#).
 - RECA will offer a Re-Licensing Education Program course for residential real estate professionals in 2016-2017 that focuses on the RMS. RECA will notify all residential real estate professionals when the course is available.
- Council Accepted Phase 1 recommendations from the Condominium Manager Implementation Advisory Committee (CMIAC)
 - Phase 1 consultation on condominium manager regulation is complete, and Council approved all of the recommendations CMIAC made as a result of the consultation. One issue remains and that is whether employees of condominium management companies should be partially or fully exempt from regulation. Council will review this issue and determine the outcome in conjunction with Service Alberta.
 - Click [here](#) to review the recommendations Council approved
 - RECA continues to work with Service Alberta on the Regulations and any exemptions to the *Real Estate Act* and *Condominium Property Act*. RECA will also develop Rules to accompany the new regulation, and will provide industry and other stakeholders with a consultation paper on these proposed Rules in the Fall.

Condominium Manager Regulation

Implementation: Project Moves Forward

The Real Estate Council of Alberta's (RECA) Condominium Manager Implementation Advisory Committee (CMIAC) recently completed Phase 1 of the Condominium Manager Regulation Consultation process.

The extensive consultation process included sending 5,000 letters to more than 8,800 condominium corporations, direct consultation with stakeholders, an online survey completed by 575 individuals, nine town hall meetings across the province, and ongoing communications in the Regulator newsletter, RECA blogs, tweets, website postings, and email distributions.

Council accepted CMIAC's Phase 1 recommendations at its April meeting. Phase 2 consultation, which includes the drafting of Rules and Regulations for condominium managers, is underway. RECA will provide a consultation paper on Phase 2 in the Fall.

CMIAC provided, and Council approved, recommendations in six areas:

Licensing recommendations

- RECA will license and regulate all persons who provide "condominium management services" for compensation. The eligibility and licensing structure will be similar to the other industries RECA regulates (brokerage, broker, associate).
- Council will recommend the following licensing exemptions to the Alberta Government:
 - o accountants who provide financial reporting to condominium boards (budgets, monthly financials, etc.)
 - o self-managed condominiums
 - o court appointed administrators
 - o industry members who are unit owners in a condominium corporation in relation to their provision of condominium management services to or on behalf

- o of no more than two condominium corporations (if certain conditions are met)
- o other parties exempt according to the REA regulations

Education recommendation

- Council approved a transitional and ongoing education model.
- This will include conditional licensing, challenging exams with a passing grade of 70%, and a one-year experience to challenge exams to become an associate

Bonding or real estate assurance fund recommendation

- Bonding as the means of protecting the condominium corporation's funds
 - o if a condominium manager brokerage holds funds in trust on behalf of a condominium corporation, the condominium manager brokerage must have its own bond.
 - o if a condominium

corporation holds its funds in its own bank accounts, the bond should cover the condominium manager, though the condominium manager brokerage may also have a separate bond

Trust account audit & review program recommendations

- RECA's Trust Assurance and Practice Review program will apply to condominium managers to improve trust accounting, record keeping, and administrative procedures
- will include a mandatory trust account audit at the time of licensing a condominium manager brokerage that holds trust funds, and ongoing audits for brokerages that hold trust funds
- only the broker, brokerage industry member, employee, or a lawyer or an accountant the brokerage has engaged, may sign on the brokerage trust accounts

Professional liability insurance recommendation

- Condominium management brokerages will be required to hold a minimum \$1 million in errors and omissions (E&O) professional liability insurance

Unlicensed condominium manager activity and licensed condominium manager misconduct recommendation

- RECA will use the current complaint process for licensed condominium manager misconduct



Real Estate Professionals: Use the Residential Measurement Standard



The Residential Measurement Standard (RMS) is the standard real estate professionals must follow when measuring residential properties in Alberta.

Following the January 2016 Council meeting, RECA contacted stakeholders, including the Alberta Real Estate Association, all real estate boards, the Appraisal Institute of Canada, and the Canadian National Association of Real Estate Appraisers regarding their concerns with the Residential Measurement Standard in place at that time.

The resulting RMS aligns with other measurement standards used in Alberta, and it allows real estate professionals and consumers to trust the accuracy and consistency of measurements when comparing properties.

The RMS benefits all consumers and professionals that rely on the accuracy of residential property measurements because:

- real estate professionals need accurate and comparable property measurements
- real estate appraisal professionals need comparable property

measurements for appraisals

- sellers want their property size accurately described
- buyers want to ensure the property size meets their needs
- landlords want to accurately describe their rental property's size
- tenants want accurate information regarding their leased space size
- lenders take into consideration a residential property's size when evaluating the property as security for the loan

RECA created the *Guide to the Residential Measurement Standard in*

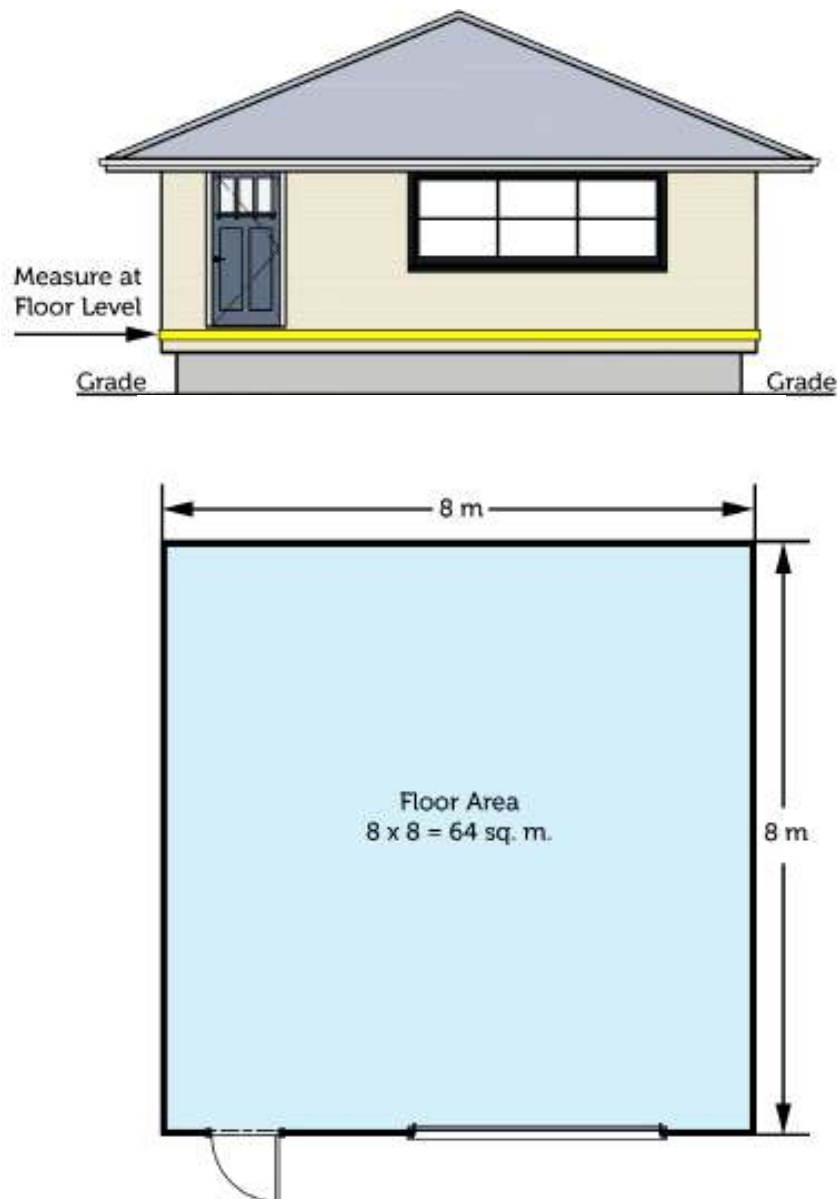
Alberta as a resource for real estate professionals. The Guide details the RMS, outlines how to communicate with clients about residential measurement, covers how to deal with additional measurements, including below grade and condominium unit registered size, and has numerous visual examples. It is available on RECA's website, [here](#).

In the coming months, RECA will develop additional resources and information for industry professionals, and will produce consumer information as well. The industry information will include an Information Bulletin, as well as a Re-Licensing Education Program (REP) course focusing on the RMS for the 2016-2017 licensing year, which all residential and rural real estate professionals will be required to complete. RECA will notify the industry when the course is available.

RMS Principles

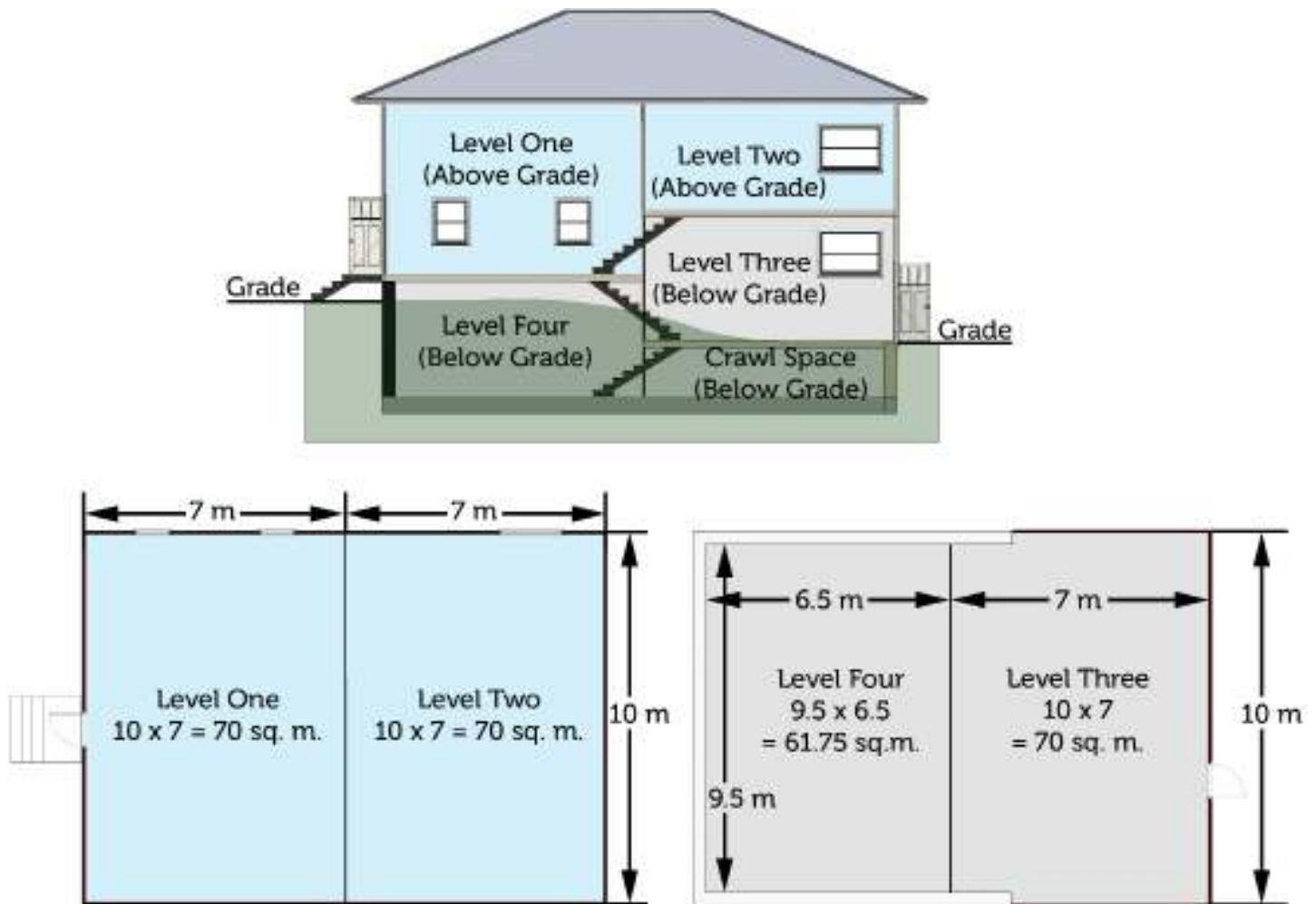
1. Real estate professionals must use the RMS.
2. Identify if the measurement system is metric or imperial, and apply it consistently.
3. For single detached properties, measure the outside surface of the exterior walls at floor level.

Example:



4. For properties with common walls, such as half-duplexes, townhouses, and apartments, measure the interior perimeter walls (paint-to-paint) at floor level. An additional area representation may be made assuming exterior measurements.
5. Include floor levels that are entirely above grade and exclude floor levels if any portion is below grade. Below grade levels may be measured, but the area must not be included in the RMS area.

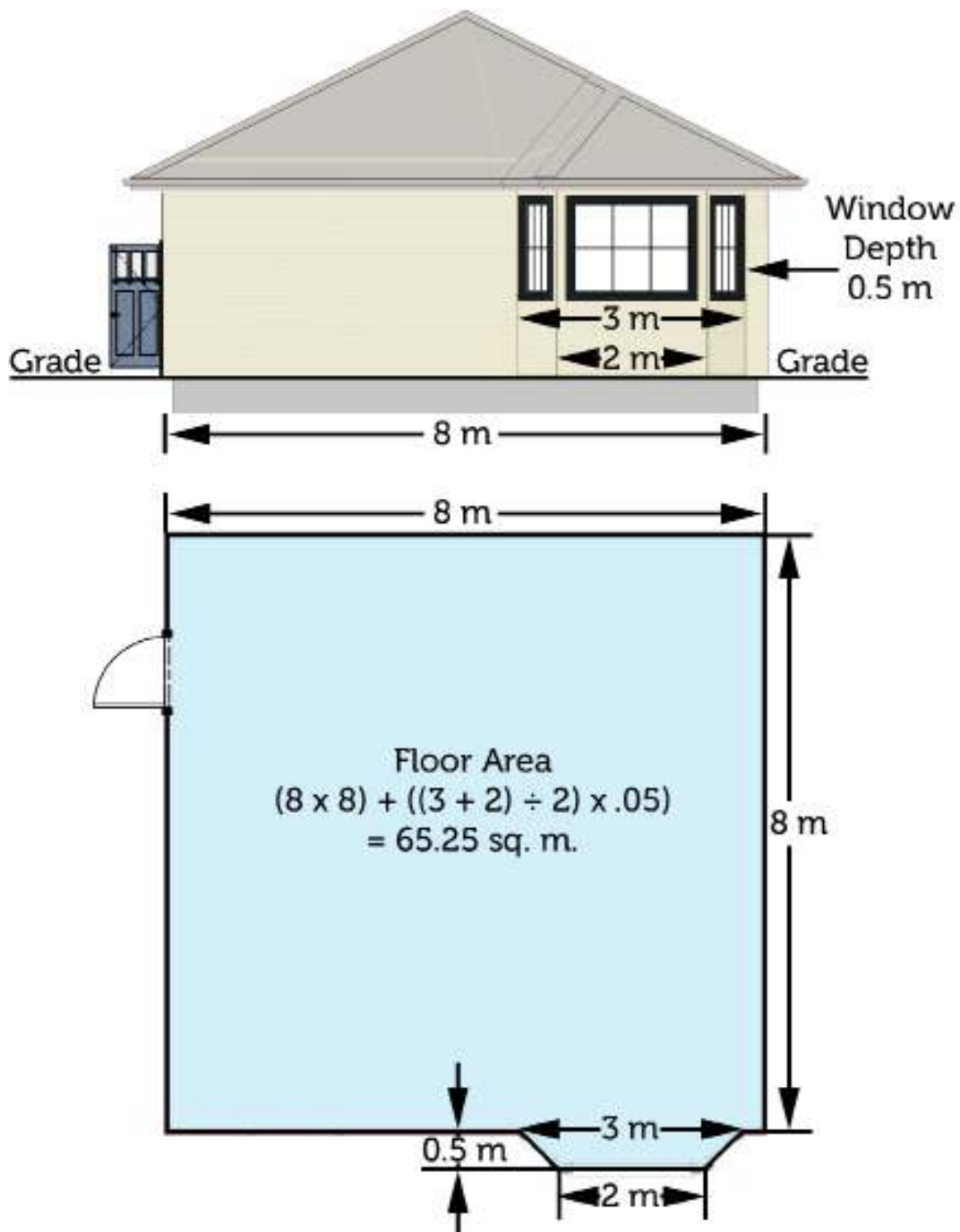
Example:



6. Include all additions to the main structure and conversions of above grade areas within the structure if they are weatherproof and suitable for year-round use.

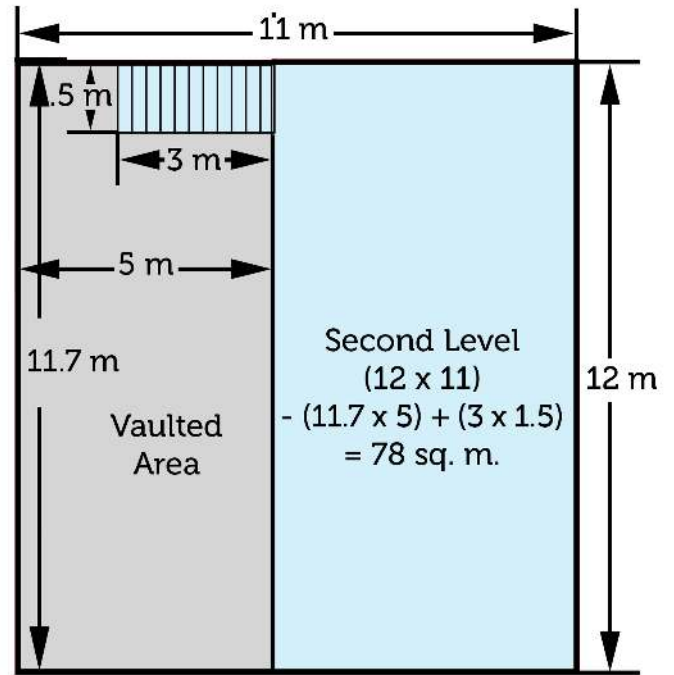
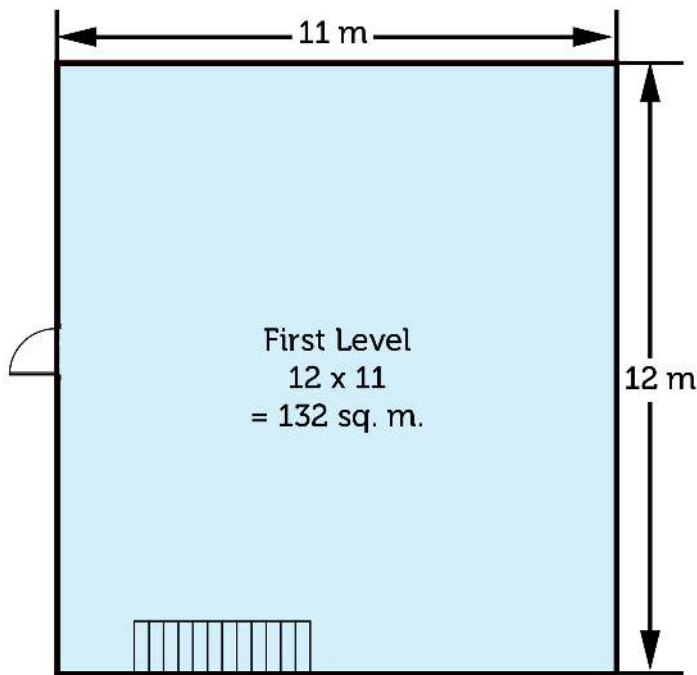
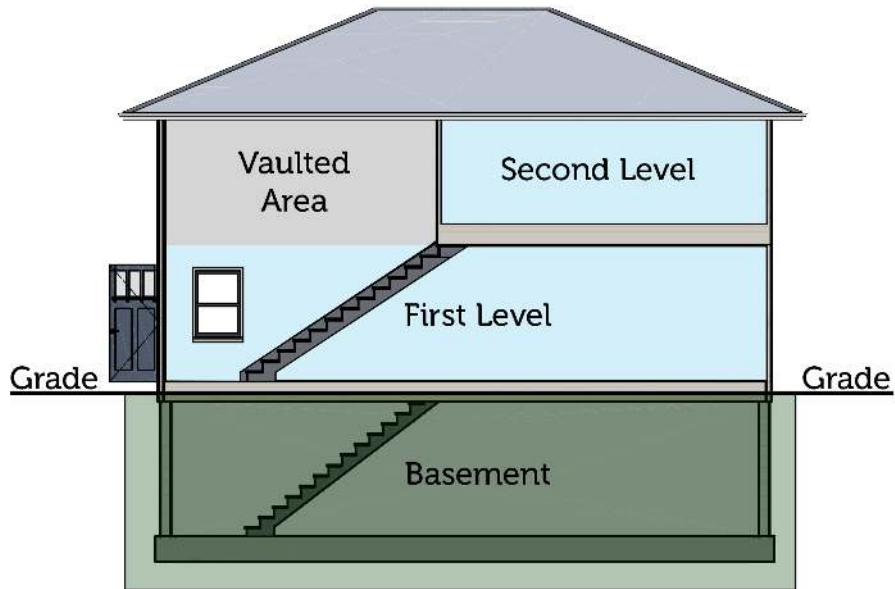
7. The property must have a minimum floor-to-ceiling height of 2.13 metres (7 feet).
If the ceiling is sloped, the area with a floor-to-ceiling height of at least 1.52 metres (5 feet) is included in the RMS area, provided there is a ceiling height of 2.13 metres (7 feet) somewhere in the room.
8. Include extensions from the main structure that have a minimum floor-to-ceiling height of 1.5 metres (5 feet), such as cantilevers, bay and bow windows, and dormers.

Example:



9. Exclude open areas that have no floor, such as vaulted areas.

Example:



Comprehensive Third-Party Review: Positive Results and Looking Ahead



“Don’t lower your expectations to meet your performance. Raise your level of performance to meet your expectations.”

RECA has high expectations for its industry professionals, but also high expectations for itself. Its mandate is an important one, and requires an ongoing commitment to improving performance. This quote from former NFL player Ralph Marston is fitting for RECA’s latest endeavour in its commitment to continuous performance improvement

In late 2015 RECA engaged Field Law – recognized

as a leader in professional regulation and administrative law in Canada – to conduct a comprehensive third-party review of its performance as a regulator. A “third-party review” is a rigorous, in-depth assessment by an outside body of the regulatory performance of the organization. In essence, a third-party review is a “regulatory check-up” focusing on what is working well in the organization, what is not working well, and where improvements can be made. A third-party review typically culminates in a number of recommendations for the regulatory organization, in order to

improve performance.

The Field Law Review concluded that RECA is a high-performing regulator; RECA met or exceeded all of the Assessment Criteria.

“Council was extremely pleased at the results of this third-party performance review,” says Krista Bolton, Council Chair. “That being said, we remain committed to ongoing performance improvement.”

Field Law’s report included 33 recommendations, all of which Council accepted in principle at its April meeting.

What next?

RECA will begin implementing the majority of the recommendations immediately, and will incorporate the remaining recommendations in Council's 2020 Business Plan. Field's recommendations will contribute positively to RECA's goal of increasing transparency and openness of its regulatory functions, and improving how it protects consumers and enhances the industry.

Here are just a few of the recommendations on which RECA is already working:

Increase organization-wide consistency with regards to the character of applicants or real estate professionals.

- RECA will increase communication between the Office of the Registrar and the Professional Standards Unit in regards to an applicant or industry professional's character
- while Field's review concluded that RECA's licensing and registration process is fair and impartial, this recommendation will increase fairness and consistency. Applicants and current industry professionals will have a better sense of what RECA

is reviewing to assess and determine "character."

Include reasons on Hearing Panel decisions when ratifying Consent Agreements, including why the Panel ordered a particular sanction

- industry professionals and consumers may not always agree with decisions and specific sanctions, but implementation of this recommendation will increase clarity and understanding as to why and how decisions are made

Provide more detailed information to industry professionals and complainants when a complaint is resolved.

- this initiative will increase RECA's openness and transparency when it comes to the results of investigations
- RECA will explain why other outcomes or resolutions weren't chosen or would have been inappropriate for the particular complaint

Develop measures to assist industry professionals who represent themselves in the hearing process.

- many industry professionals represent

themselves throughout RECA's disciplinary process, including at a formal Hearing

- sometimes they do so not realizing how formal a Hearing is and, as a result, they are not necessarily as well-prepared as they would like to be
- implementing this recommendation from Field will provide more resources to assist these industry professionals prepare appropriately

Emphasize to the public the importance of using the Public Licence Search when forming a relationship with an industry professional.

- licensed industry professionals offer the expertise, experience, and professionalism Alberta's consumers need to help them buy and sell property
- RECA will continue and, in fact, increase its efforts to emphasize to the public the value in working with a licensed industry professional, and the importance of using the Search for an Industry Professional tool on RECA's website

Produce a plain language version of the standards of practice found within the Rules.

- the *Real Estate Act* Rules contain the standards of practice for Alberta's industry professionals, but consumers may not know that and as such, they don't necessarily know where to go on RECA's website to find out about the standards of practice
- RECA will produce a plain language version of the standards of practice to increase consumer understanding of what to expect when working with a licensed professional and will ensure those standards are easily accessible to consumers

A number of Field's other recommendations require changes to the *Real Estate Act* and RECA is committed to moving those recommendations forward. When the provincial government opens the Act for review, RECA will consult with its stakeholders and submit recommendations for consideration to the government.

RECA remains committed to ongoing performance improvement. The Field Law review and report is just one of the ways in which RECA demonstrates this commitment. As RECA forges ahead with its next Strategic Plan, continue to watch for initiatives that improve its performance, and increase the openness and transparency of its regulatory functions.

To read the executive summary of Field Law's report, click [here](#). If you would like to read the complete Regulatory Performance Review of the Real Estate Council of Alberta report, click [here](#).

Two Advisory Committees Seek Public Member

The Real Estate Council of Alberta is seeking a new public member for two of its industry sector advisory committees:

- Commercial Real Estate Advisory Committee
- Real Estate Appraisers' Advisory Committee

RECA's industry sector advisory committees provide a direct line to industry professionals and help maintain cooperation, communication and an exchange of information between RECA and the industry sector. RECA's mandate is to protect consumers, and provide services that enhance and improve the industry and the business of industry professionals.

Industry sector advisory committees also identify and advise council on trends and issues affecting the industry, and consumers within the industry sector. Public members of advisory committees have an important role to play in bringing the consumer perspective to the table.

The individual qualities, knowledge, skills, and experiences that would be an asset for a public

Commercial Real Estate Advisory Committee: What We're Looking For

Perhaps you know a lawyer who deals with commercial real estate matters or someone who isn't a licensed industry professional but perhaps owns extensive commercial property. These are just two examples of the type of individual who would be an ideal candidate to sit on the Commercial Real Estate Advisory Committee. Please tell them about this opportunity.

member on an industry sector advisory committee include:

- communication, issue analysis, collaboration, and group decision-making
- independence, objectivity, sound judgment, and personal integrity
- experience on regulatory bodies or quasi-judicial tribunals
- commitment to RECA's mandate to promote the integrity of the real estate industry and protect consumers

If you are interested in enhancing consumer protection while contributing to the success

Real Estate Appraisers' Advisory Committee: What We're Looking For

Perhaps you know a person involved in the financial sector e.g. banker or lawyer, who has experience ordering appraisals and working with appraisers. This type of individual could be a great fit as the public member of the Real Estate Appraisers' Advisory Committee. Please tell them about this opportunity.

of Alberta's commercial real estate or real estate appraisal sectors, please forward a letter of introduction and resume **no later than Friday, June 3, 2016 to:**

Rina Hawkins, Executive Assistant
Real Estate Council of Alberta
Suite 350, Richard Road SW
Calgary, Alberta T3E 6L1
E-mail: rhawkins@reca.ca
or Fax: 403.228.3065

In your letter of introduction, please state in which committee you are interested.



Doug Dixon, RECA Practice Advisor

By building trust and offering confidential guidance, Doug is helping Alberta's brokers raise their standard of practice

"There's a level of trust that develops over time. Brokers know they can call me and discuss anything, and there won't be ramifications."

With a single quote, Doug Dixon gets to the core of the important work he does as RECA's Real Estate Practice Advisor.

For those unfamiliar with the position of the Real Estate Practice Advisor, Doug's primary role is as a resource for brokers and broker delegates of the commercial, residential, rural and property management sectors of Alberta's real estate industry.

"When the phone rings you never know what it's going to bring," says Doug. "It's a really interesting position

because no two days are the same."

Doug spends his days fielding phone calls from brokers seeking guidance, and he gets a range of questions every day from brokers and broker delegates in Alberta on a whole gamut of topics.

"I don't think I've dealt with any ghosts since coming to Alberta," Doug says as he looks around, trying in earnest to recall whether he's had any phone calls about apparitions lately.

When he worked in Nova Scotia, Doug says he received a call or two about spooky guests and whether they have to be disclosed as a stigma, but these days the vast majority

of calls he receives are requests for guidance on issues that go far beyond ghost disclosure. He gets calls about advertising infractions, disclosure and agency issues, or even personal issues affecting a brokerage's operations.

"For example," says Doug, "they may have an associate with an addiction or other personal problem, and it's starting to affect their work." There is almost no limit to the advice and guidance Doug offers Alberta's brokers and broker delegates.

"It could also be as serious as fraud or theft," he says. "Since I've been in this job I've been called about several thefts from trust accounts, and brokers ask,

'What steps do I need to take?' So, I assist them through that process."

So what does RECA's real estate practice advisor do when he doesn't know the answer?

"I've been in the business now for about 35 years, and almost each week I still get a question about something that I don't know the answer to," says Doug. "I either have to do some homework, or have to discuss it with the management team here. RECA has a huge depth of experience and knowledge in its management team."

Doug brings a depth of experience all his own to RECA. Getting his start in the real estate industry in Nova Scotia in 1980, Doug became a broker in 1986. He was the broker at a large national company with three Halifax offices for seven years.

He then spent seven years as the Executive Officer of the provincial real estate association in Nova Scotia. For the last four years of that position, he also served as Registrar for the Nova Scotia Real Estate Commission.

When the Nova Scotia Real Estate Commission was ready to establish completely independent staffing and budgets from the association, the two split and Doug managed the Commission for another 11 years. Doug joined RECA in March 2012.

Doug is RECA's first Real Estate Practice Advisor. RECA established the position as part of its 2011-2016 Strategic Plan. Though that plan, RECA set the goal of advancing the knowledge, career preparation, and ongoing practice in the industry through professional development programs and services.

Doug came on as part of this approach, and RECA has received lots of positive comments and feedback.

"Most industry members don't get into trouble or have any problems, so they interact with RECA for two primary reasons. Their renewal every year, and reading the monthly Case Summaries," says Doug. "That's the impression they can get about RECA; that we're all about sanctions and renewals."

"Don't be afraid to call because there are no repercussions as a result of whatever discussion we might have."

-Doug Dixon

RECA Practice Advisor

Part of Doug's role is to show Alberta's real estate brokers that there is so much more to RECA. When he's not on the phone, he's out doing presentations for brokerages or for boards within the real estate industry.

"I've also done a lot of outreach in the smaller communities in places like Vermillion and Cold Lake," Doug says. "I remember going to Lac La Biche, and people said, 'no, what are you really doing here?' To have this guy show up and just want to talk casually and say I'm here to provide a service to you, some of them were suspicious of that because they've never had that happen before."

One of the key aspects of the Practice Advisor role is that everything shared and discussed is on a



completely confidential and without-prejudice basis.

"For instance, if I get a call that there's some money missing from a trust account, I cannot report that to Practice Review or Professional Conduct Proceedings," says Doug. "What I do is tell that broker the things they need to do, one of which is report it to RECA as soon as possible." When a broker reports this type of issue, the proper departments take the necessary steps for consumer protection, but no information comes from Doug himself.

In the years since Doug started working at RECA, he's noticed changes in the type of calls he gets.

"There are brokers from some of the larger brokerages that call on a really regular basis, and now it's not just when something's already happened and they're trying to correct it," says Doug, "but when they're going down the road towards something. They'll call so that when they do deal with it, it's dealt with properly."

"That's something that's really grown, people being more proactive."

Going forward, Doug wants to keep educating brokers and broker delegates about his role and the fact he is here to help them.

"And there aren't any negative connotations," Doug adds. "Don't be afraid to call because there are no repercussions as a result of whatever discussion we might have."

"When brokers are calling and getting appropriate advice in different situations they're going through a learning curve every time, so they're improving their practice," says Doug. This guidance will trickle down to the rest of the industry, since brokers act as a similar resource for their own associates.

Real Estate Practice Areas: Highest and Best Use

Since the June 1, 2015 real estate licensing model change, some real estate professionals have questions about what constitutes a trade in “residential” real estate vs. a “commercial” or “rural” transaction, particularly when it comes to the sale of land.

Below are just some of the questions we recently received from Alberta real estate professionals about the real estate practice areas:

Q1. We’ve got a couple of folks in our brokerage who sell investment properties and sometimes those properties are quarter sections of farm land. There may or may not be a structure on the land, but the primary reason for the sale is for future development. In the future, will they need their rural course to sell this type of land?

A1. Ultimately, it depends how the seller wants to market the properties and for that, the seller is probably going to consider the property’s highest and best use. Would the highest and best use of the properties in question be for commercial development, i.e. strip malls, an RV park or a master-planned residential community? In all of those cases, representing this seller would require a real estate licence with authorization to trade in commercial real estate.

If the seller is farming the land, believes the best use for the land in the future is as farmland, and wants to market the property for farming – representing this seller and marketing this land for sale would require a rural real estate authorization.

Q2. I have a property that is 40 acres and from what I have been instructed, this land must be sold as a rural property... is this correct?

A2. The type of real estate licence a real estate professional requires to sell a particular property has nothing to do with its precise size (i.e. a certain number of acres), but rather the use of the property. The listing representative on any property must consider the highest and best use for the land and what to market it as. If they are selling it for someone to build a single-family home, it is a residential transaction and requires a residential real estate authorization. If the seller wants to market it as income-producing agricultural property, it is a rural transaction. When it comes to land, there is no specific size that dictates what type of real estate authorization is required.

Q3. Could you please clarify something for me? I have a real estate associate who is only licensed for residential real estate. She believes she can sell raw land and country acreages, just not agriculture or farms. What is the standing on this?

A3. Residential real estate includes “rural residential” properties, which are sometimes referred to as country residential properties. This includes properties such as acreages intended only for residential use. Typically, rural properties intended for farming have a designated land use to reflect that. A residential real estate professional can represent sellers of raw land and country acreages that do not have farming as their primary purpose.

In this case, as long as the sellers are not marketing the raw land or acreage for farming purposes, her residential licence is sufficient.

When you want to represent a seller, particularly in the sale of land, it is your responsibility to determine the highest and best use for the land. That will help you determine if you have the appropriate licence to represent them in the transaction. The same general principles also apply when representing buyers. When you represent a buyer looking for a particular type of real estate, you must have the licence and the expertise to represent them in such a search and resulting negotiations. For example, if a buyer is looking for a raw piece of land for a commercial plaza in a high traffic location, you would need commercial real estate licence to represent this buyer.

Competent Service

We can't talk about what real estate professionals can and cannot do with their specific “type” of real estate authorization, without also considering the notion of “competent service.” Even when a real estate professional has a licence allowing them to trade in a specific area of real estate, that real estate professional needs to ensure they are competent before assisting in any transaction.

For example, while your licence may provide you with the authorization to trade in commercial real estate, if, in your twenty years of licensing, you have never represented a seller of commercial real estate, you may not be competent to assist a buyer or seller in a commercial transaction now. You should refer that potential client to a licensed, qualified and competent commercial real estate professional.

For more information about the real estate areas of practice, check out RECA's Information Bulletins [here](#).

News Bytes

Licensing History Now Available Through Industry Professional Search

We've made it easier to get licensing history information by enhancing the [Searching for an Industry Professional](#) function on the [RECA website](#).

The updated Searching for an Industry Professional feature now:

- displays licence history. Users have access to more details about the industry professionals they search for, including how long they have been licensed and with which brokerages they have been registered. Consumers can see if there are gaps in a professional's licensing history.
- provides the option to find an industry professional by typing their first name or also-known-as (AKA) name into the search engine. Previously, users could only search for industry professionals by last name.
- shows a complete list for all searches, even when there are hundreds of results. For example, simply searching for a brokerage by city name such as "Edmonton" will now show all brokerages in Edmonton. Previously, a user would have to provide additional information in order to narrow the search criteria.

When unlicensed people carry out activities that require a licence, consumers are at risk. The ability to search for licensed industry professionals allows consumers to quickly and easily find out if the person they are working with is licensed in Alberta.

RECA recommends consumers always confirm the licence status of any real estate, mortgage brokerage, property management, or real estate appraisal professional with whom they want to work. The simplest way to do that is by visiting www.reca.ca and clicking on Searching for an Industry Professional.

Alberta Insurance Council Announcement for Mortgage Brokers

All Alberta mortgage brokerages that are licensed to sell credit related insurance are required to renew their insurance agents' certificates of authority with the Alberta Insurance Council (AIC).

The renewal period begins on May 1, 2016 and must be completed no later than June 30, 2016.

The Alberta Insurance Council website has a list of frequently asked questions about licence renewal available [here](#).

For general information, visit the Alberta Insurance Council's website [here](#).

We're Hiring: Condominium Manager Project Coordinator

The Government of Alberta passed amendments to the Condominium Property Act and the Real Estate Act to require the licensing of condominium managers. The legislation delegates the authority to the Real Estate Council of Alberta (RECA) to govern the activities of those who provide condominium management services to condominium corporations.

RECA is seeking an individual to assist in coordinating the implementation of the regulatory model for condominium managers. The successful candidate will require strong writing skills to produce consultation papers, regulatory and program materials and interpretative resources. The Coordinator will oversee the implementation plan, support the work of the Condominium Managers Implementation Advisory Committee and make presentations.

Reporting to the Deputy Executive Director and General Counsel, the successful candidate will have:

- experience as a condominium manager with knowledge of the real estate industry
- excellent written and verbal communication skills
- experience in leadership roles
- demonstrated ability to analyze problems and respond with pragmatic advice
- university degree in a field of study related to the licensing and regulation of professions or post-secondary education relevant to the industry sectors RECA governs
- proficiency in Microsoft Office
- experience in a regulatory or similar environment an asset

The Condominium Manager Project Coordinator is a 19-month term position in Calgary, Alberta. RECA offers competitive remuneration. Interested applicants should submit their cover letter and resume to hr@reca.ca by **no later than 5:00 p.m. on June 3, 2016**. Please forward a writing sample with your application and include "Condominium Manager Project Coordinator" in the subject line of your email. RECA thanks all applicants for their interest. However, RECA will only contact those RECA wishes to interview.

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CONTACT RECA

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