

# Consultation Paper

## Consequences of the Current Residential Measurement Standard Methodology for Measuring Semi-detached and Attached Properties

# Background to Requested Feedback on Potential Consequences of RMS Methodology for Measuring Semi-detached and Attached Properties

## Background

### 2014-2015

RECA created the Residential Measurement Standard (RMS) in 2015 after noticing gaps and a lack of clarity on residential measurement methodology in a review of pre-licensing education courses. RECA also learned of inconsistencies between residential measurement methodologies and how they were enforced across different real estate boards in Alberta.

After careful research, RECA created a standard for the pre-licensing course, and adopted the RMS in September 2015 to ensure the same measurement methodology was known and used across the entire residential real estate industry.

By ensuring all residential real estate professionals use the same standard for measuring and reporting measurements of residential properties, consumers can directly compare property size without concern that different measurement methods may have been used, and possibly skewed the size one way or another.

### 2016

RECA consulted all stakeholders on the RMS in 2016. The consultation resulted in changes to RMS Principle 3.

The RMS Principles require that, among other things, detached properties must be measured on the exterior at the foundation, and semi-detached and attached properties must be measured using interior walls (paint-to-paint).

### 2017-2018

Council directed RECA Administration to form an RMS Working Group of stakeholders to whom RMS applied. The RMS Working Group recommended amendments to the RMS, including changing the RMS to make interior measurements the standard for all property types. They presented their recommendations to Council at the October 2018 Council meeting.

At the October 2018 meeting, Council defeated a motion to adopt the recommendations of the RMS Working Group. Council then carried a motion that RECA conduct further consultation with affected stakeholders specifically about the consequences of the RMS methodology for measuring semi-detached and attached properties, i.e. the paint-to-paint methodology.

RECA administration will report back to Council with the results of this consultation at the April 2019 Council Meeting.

## Current RMS Principles

1. Real estate professionals must use the RMS.
2. Identify if the measurement system is metric or imperial, and apply it consistently. Measurements must be calculated to within 2% of the RMS size.
3. For detached properties, measure the property using the exterior wall at the foundation.
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.
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. Included 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 window, and dormers.
9. Exclude open areas that have no floor, such as vaulted areas.

## Questions:

1. What are the consequences, if any, of the current RMS methodology for measuring semi-detached and attached properties? Please be specific:
2. What measures could RECA take to deal with the potential consequences you have identified? Please be specific:
3. How satisfied or dissatisfied are you with the current RMS?

## Consultation and Feedback

RECA wants to hear from you. We welcome your views, comments, and real world experiences using the RMS to measure semi-detached and attached properties. If you want to make a written submission, **the deadline for submissions is: March 18, 2019**. Council will review the results of this consultation at its April 2019 Council meeting.

Provide feedback online at <https://www.surveymonkey.com/r/reca2019rmsconsultation> or by written submission emailed to [consultation@reca.ca](mailto:consultation@reca.ca) or mailed to:

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## Additional Comments

RECA looks forward to your response to this consultation. Consultation submissions and responses will be made available on RECA's website. Individuals will not be named. Consultation responses from real estate industry associations and other organizations will be posted in full, including the responding organization's name.