Cannabis Due Diligence Checklist: Representing Cannabis Dispensaries

This checklist is not an exhaustive list of all cannabis matters in connection with a potential real estate transaction but is provided to assist real estate professionals perform their due diligence activities.

When representing a cannabis dispensary in leasing a transaction to ensure they are compliant with Alberta Gaming, Liquor and Cannabis (AGLC) requirements:	Done
Lease Agreement and Development Permit Required • Ensure the tenant understands they require a signed lease agreement and approved development permit from the municipality to apply for a retail cannabis licence. • Ensure the tenant understands the implications of entering into a lease if their retail cannabis licence application is rejected.	☐ ☐

Premises Requirements
 • Ensure any potential premises the tenant considers leasing has or will have:
   - A dedicated shipping/receiving area
   - Video surveillance
   - Secure storage
   - Secured display areas
   - Point of sale area
 • Check if the municipality imposes additional requirements for premises to be used as cannabis dispensaries.
 	
 Ensure a lease agreement between the tenant and a landlord addresses who is responsible for:
 • Installing improvements and all associated costs.
 • Removing the improvements at the end of the lease and all associated costs.
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Additional Requirements
 • Inform the tenant that AGLC also requires:
   - Background checks for the applicant(s), anyone living with the applicant, and any individual or corporation with a financial interest in the business or premises.
   - All staff to complete the AGLC's SellSafe Cannabis Staff Training.
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