



Real Estate Act
Rules Review –
Phase 2, Part 1

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DISCUSSION PAPER: RULES REVIEW PHASE 2, PART 1 - DRAFT

INTRODUCTION AND BACKGROUND

History

The [Real Estate Act Rules](#) (Rules) contain most of the requirements affecting licensee business activities, including the licensing structure they operate under, their standards of practice, and most other activities required in order to protect consumers.

The Rules, as they exist today, originally came into effect on October 1, 2006. Since that time, Rules have been added, adjusted, or removed by the Council, the Minister, the Minister-appointed Administrator, and the current Industry Councils, as necessary, to facilitate certain activity, and to allow regulation to adapt to changes in the industry.

Major changes since 2006 include:

- 2008: The addition of Rules for Designated Agency and Transaction Brokerage in real estate
- 2014: The addition of Rules requiring written service agreements for some sectors
- 2020-2021: Rule changes to facilitate amendments to the *Real Estate Act*, including the removal of Rules for real estate appraisal, and addition of Rules for condominium managers, and separating out standards of practice for real estate licensees who provide property management services

There have also been numerous smaller scale and housekeeping changes throughout since.

Rules Review

As part of its 2022-2025 Strategic Plan, RECA has made Regulatory Excellence a strategic priority, and has committed to a comprehensive review of the Rules. To facilitate this review, the Board created a Rules Review Steering Committee (Committee) made up of industry licensee representatives from each Industry Council, and a non-industry, public member as Steering Committee Chair. The Committee has created a consultation framework for obtaining meaningful feedback from industry stakeholders.

Phase 1 Consultation: February-May 2023 (COMPLETE)

RECA reached out to key stakeholder groups asking for feedback on where they see issues or problems with the current Rules, and where they could potentially be changed to reduce red tape, improve consumer protection, or to align with current technologies and market realities.

Phase 2 Consultation: October 2023-March 2024 (WE ARE HERE)

The Committee has reviewed all feedback from Phase 1 and is proposing changes to the Rules to address issues raised. The Committee is asking all licensees and key stakeholder groups to provide feedback on these proposed changes. In recognition of the volume of Rules involved, this Phase will be broken into three sections:

1. Licensing Framework and Notification Rules (Rules 2-40)
2. Practice Standards (Rules 41-80.89)
3. Records, Reporting, and the remaining Rules (Rule 82-118.3 plus Schedules 1-5)

Phase 3 Consultation: May-June 2024

After adjusting Rules based on the feedback from Phase 2, the Committee will once again reach out to key stakeholder groups to receive feedback on any issues or impacts adopting the proposed Rules may have.

The authority to create Rules for the various sectors is given to the Industry Councils in section 12 of the *Real Estate Act*.

Currently, under the Real Estate Ministerial Regulation, the Minister of Service Alberta retains the ultimate authority to approve new Rules proposed by the Industry Councils until June 30, 2025.

CONSULTATION CONSIDERATIONS

Please be aware that the proposed changes in this discussion paper are proposals only. Nothing has been decided nor implemented by RECA's Industry Councils. Each Industry Council is eager to review the feedback from licensees and stakeholders on these proposed changes before committing to any change.

As part of Phase 2, RECA engaged a third-party research firm, Janet Brown Opinion Research, in partnership with Trend Research, to consult with a random selection of licensees and stakeholders on how best to present the proposed rules for consultation in a way that is clear, transparent, and without bias. This work was conducted in July and August 2023, and provided clear direction for the development of this paper and the online survey questions.

Feedback is not limited to the questions in this paper or the accompanying survey. Please feel free to provide any additional feedback on any proposed changes.

Please review the information below prior to providing feedback.

PROPOSED CHANGES

Licensing Framework

The licensing framework for the industries RECA regulates is set in Part 1 of the Rules. When the Rules were originally written, RECA governed real estate, mortgage, and real estate appraisal, and there were no sector-specific practice areas under real estate licences. At the time of the creation of the Rules, RECA was also governed by a single Council. Under the modernized governance model, licensing and standards of practice are the domain of four Industry Councils:

- Commercial Real Estate Broker and Commercial Property Manager Industry Council (includes rural/agri-business licensees)
- Mortgage Broker Industry Council
- Residential Property Manager Industry Council (includes condominium manager licensees)
- Residential Real Estate Broker Industry Council

The current licensing structure does not align with the modernized governance model that came into force on December 1, 2020.

Current Licence Structure

RECA currently issues licences in three broad industries: real estate brokerage, mortgage brokerage, and condominium management. A real estate licence can have up to four practice areas: residential, commercial, property management, and rural. Currently, all brokerage, broker, and associate broker licences in real estate must have all four practice areas, and as a result are licensed by three different Industry Councils. Being authorized in multiple areas in a real estate licence often means you are licensed by and accountable to multiple industry councils. For example, real estate licensees who are authorized in property management, may do residential and commercial property management, making them licensed under at least two different Industry Councils, and if they are also able to practice in residential real estate, they would be licensed under a third.

The CURRENT Industry Sectors (and the Industry Council responsible)

- Real estate brokerage
(Residential Real Estate Broker Industry Council)
(Commercial Real Estate Broker and Commercial Property Management Industry Council)
(Residential Property Manager Industry Council)
- Mortgage Brokerage
(Mortgage Broker Industry Council)
- Condominium Management
(Residential Property Manager Industry Council)

Proposed changes related to Licensing Structure

1. Align the Licensing Framework with the Industry Council Governance Structure

To achieve the alignment of the licensing framework to RECA's governance structure, RECA is proposing seven (7) industry sectors, to replace the existing three (3) industry sectors (real estate, mortgage, condominium management) and the four (4) practice areas within the real estate licence (residential, commercial, rural, property mgmt.). This way, real estate licensees with more than one practice area (which includes all brokers and associate brokers), will report to only one Industry Council per licence.

RECA and many stakeholders have indicated this will streamline and simplify the licensing framework, reduce red tape, create a single accountability point between licensees and their industry council, increase consumer protection by discouraging work outside of a licensee's area of expertise, allow for more robust and specialized licensing education, and allow for Industry Councils to communicate more effectively.

RECA is also aware that making this change could create some temporary transition issues for those who wish to practice in multiple sectors, could reduce the availability of licensees in certain industry sectors, and may require more coordination and communication across Industry Councils.

The proposed Industry Sectors (and the Industry Council responsible)

- Residential real estate brokerage
(Residential Real Estate Broker Industry Council)

- Commercial real estate brokerage
(Commercial Real Estate Broker and Commercial Property Management Industry Council)
- Agribusiness brokerage
(Commercial Real Estate Broker and Commercial Property Management Industry Council)
- Commercial property management
(Commercial Real Estate Broker and Commercial Property Management Industry Council)
- Residential property management
(Residential Property Manager Industry Council)
- Condominium management
(Residential Property Manager Industry Council)
- Mortgage brokerage
(Mortgage Broker Industry Council)

Note that agribusiness brokerage is a new category. It would replace the 'rural real estate' practice area. Stakeholders have noted that some licensees and the public are confused as to what types of properties require a rural licence, particularly for large acreage properties. RECA defines rural real estate as trading in real estate that is used primarily for farming, and does not include large acreages that some may describe as a 'rural' property that are primarily used as residential property only. Agribusiness properties may also have residential property as part of the overall property, but if its primary use is farming, then it requires a rural licence. To end this confusion, RECA proposes referring to rural real estate as agribusiness for all mentions within the *Real Estate Act* Rules.

One licence per sector

To practice in a sector, an individual or brokerage would be required to hold a licence in that sector.

EXAMPLE: brokerages that only practice in commercial real estate, require a licence in commercial real estate from the Commercial Real Estate Broker and Commercial Real Estate Industry Council. If they wanted to also do commercial property management, they would require an additional licence in commercial property management from the Commercial Real Estate Broker and Commercial Property Manager Industry Council. If they then want to expand into residential real estate, then they would require a third licence, this time in residential real estate, from the Residential Real Estate Broker Industry Council. Each licence would be separate.

By aligning licences with the Industry Councils, brokers and associate brokers would no longer be required to take the licensing education in all four practice areas of the existing real estate licence. They would only be required to take the licensing education for the industry sector they will practice in. This will streamline becoming licensed as a broker or opening a brokerage considerably. This will also allow Industry Councils to make decisions on licensing education independently. Currently, the Fundamentals of Real Estate course,

for example, has exam competencies agreed to and approved by three different Industry Councils.

The RECA Board and the Industry Councils will work to ensure the new framework will not result in unnecessary cost increases for licensees operating in multiple sectors. There will be opportunities for fee reductions for multiple licences.

Register with Multiple Brokerages in Different Sectors

The proposed alignment of the Licensing Framework with RECA's Governance would require individuals or brokerages in multiple industry sectors to obtain a licence in each sector. This means many may be required to register with multiple licences within the same brokerage (as long as that brokerage is licensed in all those sectors), or to register in different brokerages, if none of their brokerages are licensed in all of the sectors the individual wants to practice in. Currently, individuals can already be registered with different real estate, mortgage, and condominium management brokerages. This would carry over to the new seven industry sector framework, and individuals who wish to licence in two or more sectors can be licensed in different brokerages in each sector.

Questions - Licensing Framework

RECA is considering transitioning from a system where licensees are accountable to multiple industry councils to a streamlined framework where each licensee would report to only one council. RECA is proposing a shift to seven distinct license sectors to enhance specialization, lower entry barriers, and better identify underserved areas. This would also transition education from a generic to a sector-specific model. Despite a reduced base license fee, most licensees wouldn't see increased costs. Feedback on this proposal, its merits, concerns, and suggestions for refinement is sought.

- 1. DO YOU SUPPORT ALIGNING THE LICENSING FRAMEWORK TO THE INDUSTRY COUNCIL GOVERNANCE STRUCTURE, BY CREATING SEVEN INDUSTRY SECTORS, EACH REQUIRING A SEPARATE LICENCE?**
- 2. DO YOU SUPPORT CHANGING 'RURAL REAL ESTATE' TO 'AGRIBUSINESS' IN THE *REAL ESTATE ACT* RULES?**
- 3. DO YOU SUPPORT ALLOWING LICENSEES WHO HOLD LICENCES IN MULTIPLE INDUSTRY SECTORS TO REGISTER WITH DIFFERENT BROKERAGES FOR EACH SECTOR, SHOULD THEY CHOOSE TO?**

For each question, rate your support or opposition on the scale below. Please explain your reasoning. Feel free to also offer alternative changes.

- 1 – Strongly opposed
- 2 – Opposed
- 3 – Neutral/Don't Know
- 4 – Support
- 5 – Strongly support

2. Allowing for licensees to be licensed with multiple brokerages in the same industry sector.

Along with allowing licensees to register with different brokerages in different industry sectors, the Industry Councils are also considering allowing licensees to register with multiple brokerages WITHIN THE SAME INDUSTRY SECTOR, on separate licences.

Situations that may call for being registered in multiple brokerages in the same industry sector may include individuals who practice in multiple regions in Alberta, and wish to be licensed in a local brokerage in those areas for when they trade or deal in those areas. This could allow the licensee to take advantage of membership in the local real estate boards in those areas, or other benefits that being a part of a local brokerage may give. Or perhaps certain activities are permitted in one brokerage, but not in another, and an individual derives benefits for certain types of deals, depending on the brokerage.

These individuals would require a separate licence for each brokerage they join.

Question – Multiple licences in the same sector

RECA is considering allowing licensees to work for more than one brokerage in the same sector and to operate in multiple sectors. This potential change aims to offer licensees more professional options.

1. DO YOU SUPPORT ALLOWING LICENSEES TO REGISTER WITH MULTIPLE BROKERAGES WITHIN THE SAME INDUSTRY SECTOR?

Rate your support or opposition on the scale below. Please explain your reasoning. Feel free to also offer alternative changes.

- 1 – Strongly opposed
- 2 – Opposed
- 3 – Neutral/Don't Know
- 4 – Support
- 5 – Strongly support

3. MORTGAGE LICENSEES ONLY: Change the licence classes in the mortgage brokerage industry to prevent confusion due to the common convention of calling individuals 'mortgage brokers', regardless of licence class.

The industry, and the public at large, refer to any individual who assists consumers in obtaining a mortgage as 'mortgage brokers'. This creates confusion, even among licensees, as to which rules apply to whom.

Additionally, all industry sectors, except for mortgage brokerage, have an associate broker licence class. This class requires individuals to have all the qualifications and education necessary to become a broker, but holders are not registered as a broker with a brokerage. Typically, these individuals serve as broker delegates, office managers, and mentors to

brokerage associates. RECA has heard from stakeholders that the mortgage sector should add this licence class.

To prevent the confusion among licensees with the term 'broker', and to harmonize the mortgage brokerage industry with RECA's other industries, RECA proposes the following licence class changes:

- **Mortgage broker licence class** will become **principal broker licence class**
- **Mortgage associate broker** will become a new licence class

Principal brokers will have all the existing responsibilities of a broker licence class. This is simply a name change to reduce confusion.

Associate brokers will be required to have two years of experience in the industry within the last five years, and to complete the principal broker education, similar to the requirements in the other industry sectors. There would be no requirement for brokerages to have associate brokers.

Question – Principal and associate mortgage brokers

RECA is contemplating renaming the single class of "brokers" under its rules. Proposed names are "Principal broker" for those managing a mortgage brokerage company and "Associate broker" for those with the education but not in a managerial role. This change aims to provide clarity for consumers and promote succession planning in brokerages. The prompt seeks feedback on the proposed change, its benefits, drawbacks, concerns, and potential improvements.

1. DO YOU SUPPORT THESE LICENCE CLASS CHANGES IN THE MORTGAGE BROKERAGE SECTOR?

Rate your support or opposition on the scale below. Please explain your reasoning. Feel free to also offer alternative changes.

- 1 – Strongly opposed
- 2 – Opposed
- 3 – Neutral/Don't Know
- 4 – Support
- 5 – Strongly support

4. REQUIRE ALL LICENSEES WHO ACT AS 'TEAM LEADS' TO BE LICENSED AS ASSOCIATE BROKERS.

Many industry sectors, particularly residential real estate and mortgage brokerage, have licensees who form 'teams' within their brokerage. The teams typically brand themselves with team branding in addition to their brokerage branding and often have their own resources and support staff. The team leads in these arrangements typically enter contractual arrangements with their team members, where in exchange for taking advantage of a team's resources, connections, and brand reputation, team members give

some form of remuneration to the team lead. Team members may also receive mentorship from team leads, or otherwise benefit from the team lead's advice and experience. In many ways, the team lead has many of the same responsibilities within their team arrangement that brokers have with brokerage licensees.

RECA has heard from some industry stakeholders that team leads should be required to have an associate broker licence class, meaning they have at least two years of experience in the industry within the last five years, and that they have completed the broker education requirements in their industry.

Should there be general support for this change, the Industry Councils will consider expanding associate broker responsibilities to include aspects that are typically broker responsibilities, such as brokerage advertising.

Question – Teams

RECA currently mandates licensees to display their brokerage's name during business dealings but lacks rules for "teams" (groups of licensees representing as a single entity). RECA is contemplating introducing rules for better oversight of these teams. Team leads would need to register as associate brokers, ensuring consumer protection, especially regarding confidential information. RECA seeks feedback on this proposed changes and their potential implications.

1. DO YOU SUPPORT REQUIRING TEAM LEADS TO BE ASSOCIATE BROKERS?
2. DO YOU SUPPORT FURTHER REGULATION OF TEAMS IN THE INDUSTRY, INCLUDING REQUIRING TEAMS TO REGISTER WITH RECA, FOR ALL TEAM MEMBERS TO BE FROM THE SAME BROKERAGE, TO DISPLAY TEAM NAMES IN ADVERTISING, OR TO RESTRICT LICENSEES TO ONE TEAM?

For each question, rate your support or opposition on the scale below. Please explain your reasoning. Feel free to also offer alternative changes.

- 1 – Strongly opposed
- 2 – Opposed
- 3 – Neutral/Don't Know
- 4 – Support
- 5 – Strongly support

5. REMOVE THE REQUIREMENT FOR A REGISTERED BUSINESS OFFICE FOR BROKERAGES

Now that most business is conducted digitally at least some of the time, the requirement for a registered business office to be a physical location a brokerage has control over may not be necessary in order for the brokerage to conduct business. Having a physical office where a brokerage does business from adds a significant cost that could inhibit a brokerage's ability to operate profitably.

RECA proposes removing the requirement for a physical, registered business office in order to licence a brokerage, as long as the brokerage registers an address with RECA for the service of official documents. This address could be an actual office, the broker's home address, or even the home address of any associate or associate broker registered with the brokerage. RECA has regulatory responsibilities in the public interest and must continue to be able to serve documents on brokerages when necessary.

Question - Registered Business Office

Currently, RECA licensees must maintain a physical office from which they conduct their business. RECA is considering removing this requirement. Licensees would still be required to maintain a registered business office where records are kept or made available, and which complies with the requirements of the municipality where they are located. But they would no longer be required to maintain an office where they conduct business.

1. DO YOU SUPPORT REMOVING THE REQUIREMENT FOR BROKERAGES TO MAINTAIN A PHYSICAL OFFICE, BEING A LOCATION FROM WHICH THE BROKERAGE EXCLUSIVELY CONDUCTS BUSINESS, AS ITS REGISTERED BUSINESS ADDRESS?

Rate your support or opposition on the scale below. Please explain your reasoning. Feel free to also offer alternative changes.

- 1 – Strongly opposed
- 2 – Opposed
- 3 – Neutral/Don't Know
- 4 – Support
- 5 – Strongly support

Notifying the Executive Director

1. Extend the time for brokerages to immediately notify the Registrar.

As part of its mandate to protect and inform consumers, RECA must be made aware when certain events occur to a brokerage, including brokers leaving or passing away, trust account closures, lapses in errors and omissions insurance, financial institution changes for trust accounts, and changes in ownership or directors of the brokerage, among others.

Currently, RECA requires brokerages to notify the Registrar 'immediately' when any of the events in sections 32 and 37 of the Rules occur. 'Immediately' is not defined in the Rules, and RECA currently interprets 'immediately' as without delay, within no more than five business days.

RECA had heard from brokers that it may be unreasonable to expect notification on many of the events in these Rules within that time, and the Committee agrees.

Therefore, RECA is proposing to prescribe 10 business days as the requirement for immediately notifying the Registrar. The proposal would also allow the Registrar the discretion to extend that period when extenuating circumstances are proven.

Notification Questions

RECA currently requires licensees to "immediately notify the registrar" under specific circumstances. The organization is considering changing this to a specific timeframe, such as "notify within ten (10) days", to eliminate uncertainties about what "immediately" means.

2. DO YOU SUPPORT PRESCRIBING A REQUIREMENT FOR BROKERAGES TO NOTIFY THE REGISTRAR OF CERTAIN EVENTS WITHIN 10 BUSINESS DAYS?
3. DO YOU SUPPORT GIVING THE REGISTRAR THE DISCRETION TO EXTEND THE 10-DAY REQUIREMENT WHEN EXTENUATING CIRCUMSTANCES ARE PROVEN?
4. SHOULD A SIMILAR 10-DAY NOTIFICATION REQUIREMENT BE EXTENDED FOR INDIVIDUALS AND THEIR NOTIFICATION REQUIREMENTS UNDER RULE 40?

For each question, rate your support or opposition on the scale below. Please explain your reasoning. Feel free to also offer alternative changes.

- 1 – Strongly opposed
- 2 – Opposed
- 3 – Neutral/Don't Know
- 4 – Support
- 5 – Strongly support

Clerical Amendments

The Rules Review Steering Committee identified a number of clerical amendments to be made in Rules 2-40. Many of these amendments are being proposed to reduce red tape, remove redundancy, or to update to align with existing legislation. They are as follows:

- Rule 7 Amend "An" to "a" licensee
- Rule 14(1)(b) Clarify exemptions by Registrar under ineligibility for licence
- Rule 14(1)(m) Remove requirement that broker must not be subject to a bankruptcy, as it is duplicitous to Rule 40(1)(f)
- Rule 16(1),(2) Clarify exemptions by Registrar relating to education examination and other requirements
- Rule 16(5) Clarify language to reinstate a licence
- Rule 17 Remove, as redundant to Rule 16
- Rule 20(1)(a) Indicate fee type as "licensing fee"

- Rule 20(1)(b) & Rule 30(2)(f) Dispense with affidavit requirement, as Registrar no longer requires
- Rule 20(1)(h) Move errors & omissions insurance requirements for condominium management brokerages to Rule 30(1)(e)
- Rule 27(1)(e) Remove, redundant to Rule 14
- Rule 28(a) Remove, proof of identity from previous licensee, not required
- Rule 28(b) Dispense with a "*current and original certified criminal record check in the legal name of the applicant*" replace with "a criminal record check in the form and manner prescribed by the Registrar." More expeditious for the licensees to allow digital background checks.
- Rule 30(2)(a) Remove requirement to sign brokerage licence application (applications are digital)
- Rule 30(2)(d) Dispense with requirement that the brokerage trust account(s) location(s) and account number(s) be included in brokerage licence application
- Rule 31 Controlling interest owner, as described above
- Rule 32 Inclusion that the Registrar may, at their discretion, extend the 10-day notice in writing period
- Rule 33 Clarify the approval of the registrar is required to change the fiscal year end of a brokerage
- Rule 34(1) Add that the Registrar may cancel a licence under this section, existing authority to do so
- Rule 36(3) Remove, duplicitous to Rule 36(1) & (2)
- Rule 37(3) Remove, duplicitous as discretionary Rules already granted to the Registrar accomplish the same objective (brokerage ceasing to carry on business)
- Rule 38.1(3) Remove, redundant to licence suspension/cancellation Rules / does not require enumerated categories

DO YOU HAVE ANY ISSUES OR CONCERNS WITH ANY OF THESE CLERICAL AMENDMENTS?

Please explain.

Incentives and Inducements

Though technically part of the Standards of Practice Rules for which RECA will propose changes in Phase 2, Part 2 of the Rules Review, RECA would like your initial feedback on the Rules around incentives during this consultation.

Currently, all incentives (campaigns designed to attract business) must be offered by brokerages. No individual licensees can offer any incentive unless it is being offered by the brokerage, and is available to every licensee in the brokerage. RECA has heard from some licensees that RECA should remove Rules for incentives. Alternatives to removal include setting prescribed dollar amounts for incentive rules to apply, allowing brokers to approve individual incentives, and keeping the current incentive rules.

Question – Incentive Rules Options

1. SHOULD RECA REMOVE THE RULES AROUND INCENTIVES, ALLOWING BROKERS TO MANAGE INCENTIVES IN THEIR BROKERAGE AS THEY SEE FIT?
2. SHOULD RECA PRESCRIBE CERTAIN DOLLAR AMOUNTS UNDER WHICH INCENTIVE RULES WOULD NOT APPLY?
3. SHOULD RECA ALLOW BROKERS TO APPROVE INDIVIDUAL INCENTIVES, RATHER THAN BROKERAGE-WIDE INCENTIVES?
4. SHOULD RECA KEEP THE CURRENT INCENTIVE RULES?

Assign the numbers 1 through 4 to these four options, with '1' being your most preferred option, and '4' being your least preferred. Please explain your reasoning. Feel free to also offer alternative changes.

- 1 – Most preferred option
- 2 – Second-most preferred option
- 3 – Third-most preferred option
- 4 – Least-preferred option

HOW TO PROVIDE FEEDBACK

FEEDBACK PERIOD FOR PHASE 2, PART 1 CONSULTATION: **Oct. 12, 2023 – Nov. 30, 2023**

Online Survey

RECA has prepared an online survey with the information from this discussion paper.

Please review the proposed changes carefully prior to completing the survey.

All licensees and stakeholders were sent survey emails with a link to the survey unique to them. If you did not receive an email, or cannot find your email, please contact consultation@reca.ca.

Written Submissions

Licensees and stakeholders are free to provide written submissions on the proposed changes in this discussion paper.

Trade Associations, Consumer Groups: Please consider re-forming your Rules Review Committees you may have formed for Phase 1.

Brokers: Please consider involving your management teams and some of your associates into informal committees to allow for robust discussion before making your submissions.

Written submissions can be sent by email to consultation@reca.ca, or mailed directly to RECA at:

ATTN: Janice Harrington, COO
Real Estate Council of Alberta
202, 1506 11 Avenue SW
Calgary, AB,
T3C0M9

Virtual Town Hall

RECA will host a virtual town hall on November 2, 2023 from 9:30-11:30 a.m. All licensees and stakeholders are welcome to attend. This will be a webinar-style town hall, where participants will hear a brief overview of the proposed changes to Rules 2-40, and will be given the opportunity to raise questions and provide feedback. Rules Review Steering Committee members and Industry Council members will be in attendance.

[Register for the Town Hall](#)

Direct Meetings with Organizations

RECA staff would like to invite stakeholder organizations to meet directly as part of this consultation. These meetings can occur virtually or in-person, and can involve a single organization, or several related organizations together. To allow time for organizations to review the proposed Rules, the direct meetings with RECA will be scheduled for November 2023.

This option is for trade associations, consumer groups, large brokerages, or other regulators.

If you would like to arrange a direct meeting with RECA, please reach out to consultation@reca.ca with your request.

Brokerage Presentations

If any brokerages or other stakeholders would like more information on the Rules, how they came to be, how they are applied, and to discuss where certain issues occurring as licensees navigate their business under the standards in the Rules, RECA's Regulatory Compliance Advisors can make a brokerage visit and give presentations on the proposed Rules.

Rules Review on RECA's website

All the information the Rules Review will be in a central location on RECA's website, at www.reca.ca/rulesreview.

Consumers

Consumers are welcome to complete the survey, provide feedback to consultation@reca.ca, to attend the town hall, or to participate via a consumer group.