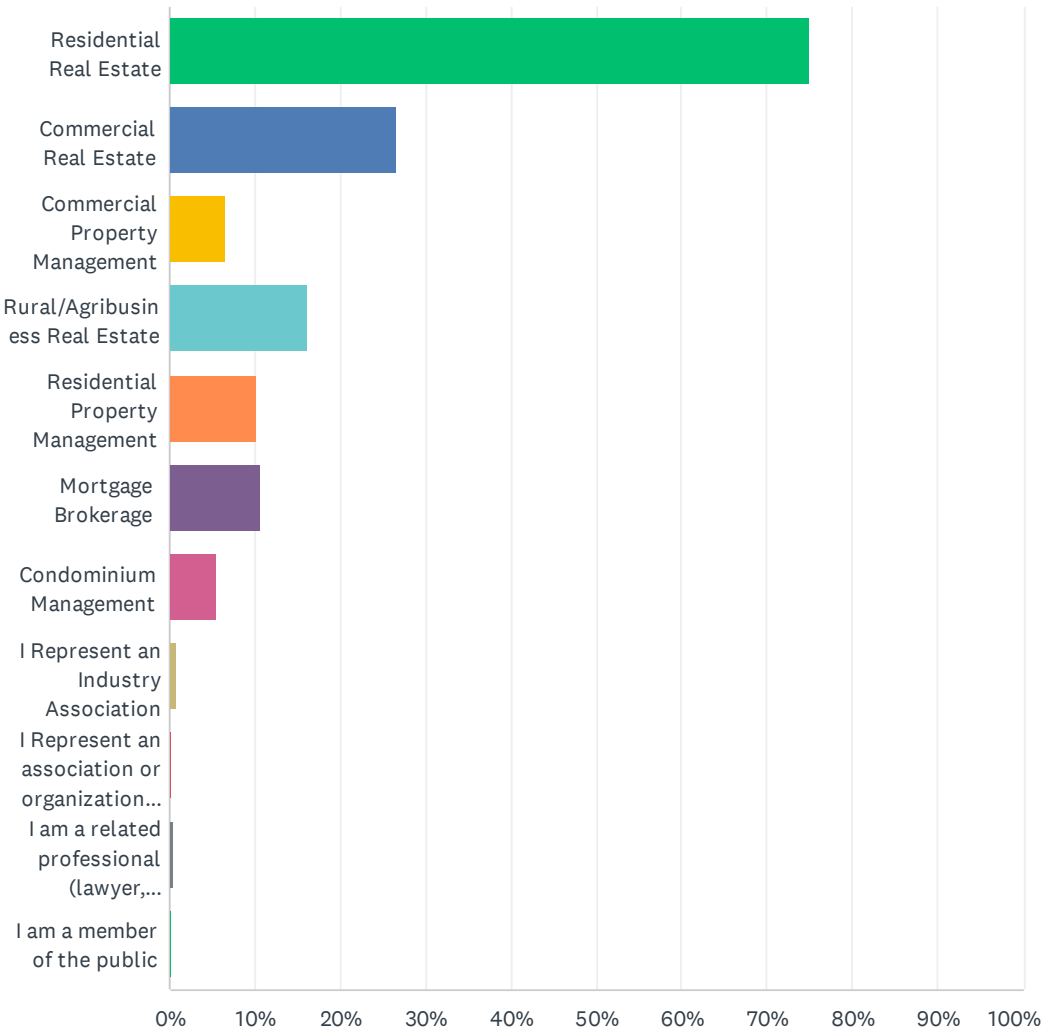


Q1 What sector do you primarily practice in?

Answered: 1,552 Skipped: 0

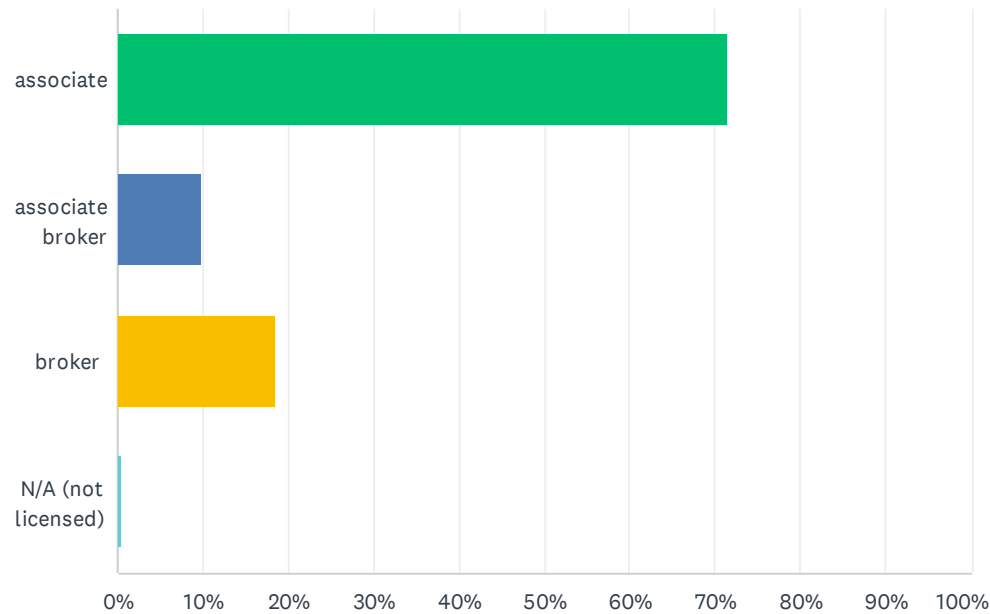


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ANSWER CHOICES	RESPONSES	
Residential Real Estate	75.13%	1,166
Commercial Real Estate	26.68%	414
Commercial Property Management	6.64%	103
Rural/Agribusiness Real Estate	16.11%	250
Residential Property Management	10.31%	160
Mortgage Brokerage	10.70%	166
Condominium Management	5.54%	86
I Represent an Industry Association	0.84%	13
I Represent an association or organization unrelated to real estate	0.19%	3
I am a related professional (lawyer, appraiser, accountant, home inspector, etc.)	0.32%	5
I am a member of the public	0.19%	3
Total Respondents: 1,552		

Q2 What is your licence class?

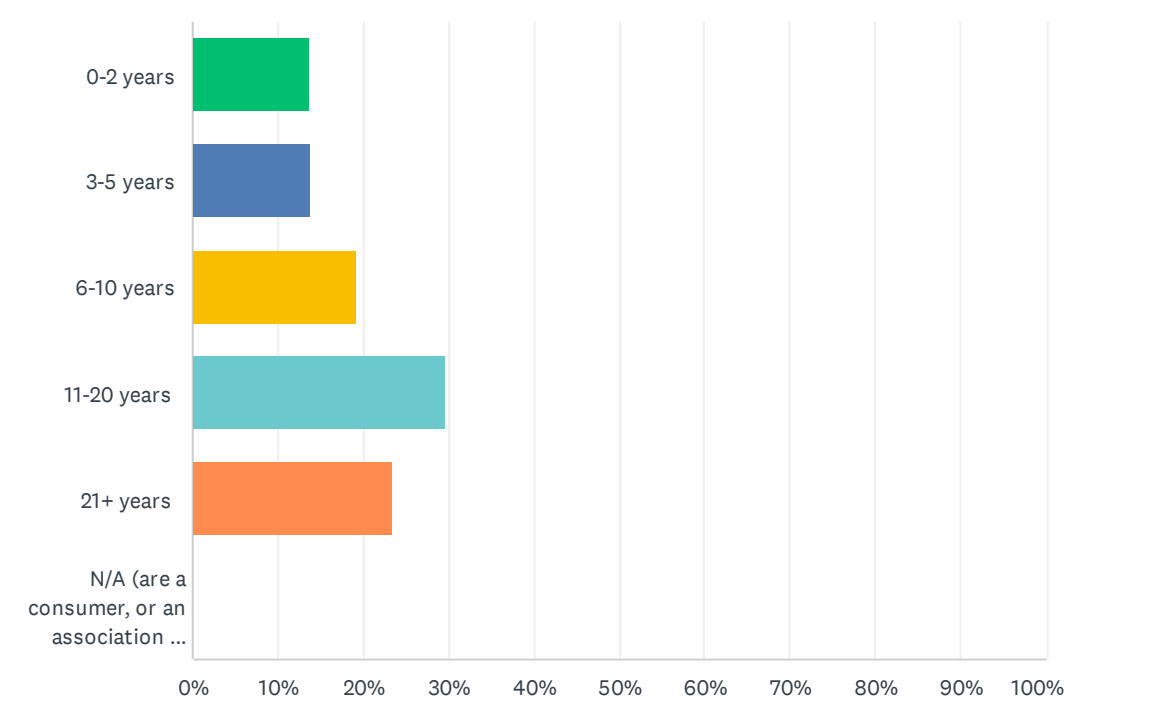
Answered: 1,545 Skipped: 7



ANSWER CHOICES	RESPONSES	
associate	71.52%	1,105
associate broker	9.71%	150
broker	18.45%	285
N/A (not licensed)	0.32%	5
TOTAL		1,545

Q3 How many years experience do you have in the industry?

Answered: 1,551 Skipped: 1

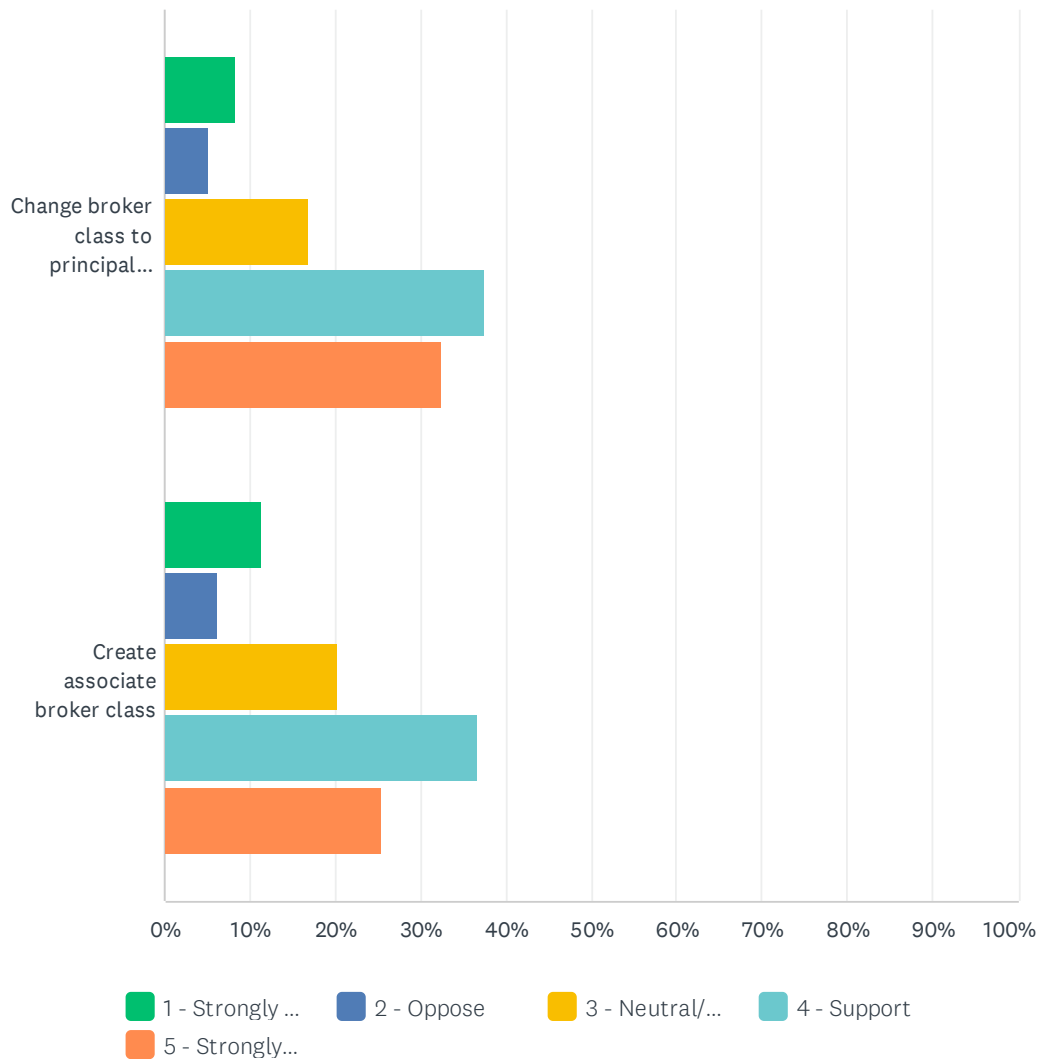


ANSWER CHOICES		RESPONSES	
0-2 years		13.60%	211
3-5 years		13.93%	216
6-10 years		19.15%	297
11-20 years		29.72%	461
21+ years		23.53%	365
N/A (are a consumer, or an association or organization representative)		0.06%	1
TOTAL			1,551

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q4 DO YOU SUPPORT CHANGING THE MORTGAGE BROKER LICENCE CLASS TO THE PRINCIPAL BROKER LICENCE CLASS, AND CREATING AN ASSOCIATE BROKER CLASS?

Answered: 179 Skipped: 1,373



	1 - STRONGLY OPPOSE	2 - OPPOSE	3 - NEUTRAL/DON'T KNOW	4 - SUPPORT	5 - STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
Change broker class to principal broker class	8.38% 15	5.03% 9	16.76% 30	37.43% 67	32.40% 58	179	3.80
Create associate broker class	11.30% 20	6.21% 11	20.34% 36	36.72% 65	25.42% 45	177	3.59

#	PLEASE EXPLAIN YOUR REASONING. DO YOU HAVE ALTERNATIVE SUGGESTIONS?	DATE
1	I agree with these recommendations, I think the public is confused by use of Mortgage Agent , sometimes confusing with a bank employee ect.	11/28/2023 2:02 PM
2	The industry is operating just fine and I would suggest leaving the present licence classes as	11/27/2023 4:11 PM

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	unchanged.	
3	Makes sense to acknowledge an experienced mortgage associate as an associate broker. I think the public will still view any broker, associate broker or associate as a 'mortgage broker'. I don't think this will solve that perception.	11/26/2023 11:58 PM
4	I do not practice in this sector and thus, do not know what is best. Hence, my selection of neutral/don't know.	11/21/2023 3:50 PM
5	I would support the classification to Principal Broker, Associate Broker if you carry the qualifications of a Broker or Mortgage Broker for a Mortgage Associate. This would be clearer terminology for the general public.	11/20/2023 3:46 PM
6	The terminology principal broker will mean very little to the general public. The title mortgage broker speaks to the public as most knowledgeable and accountable. The terminology mortgage agent, mortgage associate and mortgage professional speaks to the public as this is an organized business with a more knowledgeable party overseeing the transactions. In my opinion the change should come after ten years in the industry to utilize the terminology senior. As today anyone can be a mortgage associate. People entering into this profession with no post secondary education etc. This poses a risk to the general public and has definite negative affect on the public's best interest. Uneducated advise to the general public under the name of mortgage broker should be cautioned. The education portion should have minimal upgrades example: Additional contract law and basic accounting skills.(how to read financial statements etc.) We have a long ways to go prior to engaging in name changes.	11/20/2023 1:53 PM
7	If the concern is that licensees are confused about which rules apply to them, then adding additional terms / license classes should not help. If licensees are confused about their role they must study the documentation. I suggest the alternative to have it remain the same as it is.	11/20/2023 12:56 PM
8	The suggested name(s) add some clarity and, especially with larger Brokerages, the Associate Broker could provide an additional source for information, supervision & support within the Brokerage.	11/14/2023 9:41 PM
9	There is no need for this change and I don't EVER recall a single time that there was any sort of confusion. 100% not necessary to make this change.	11/9/2023 8:35 PM
10	I have work with literally thousands of buyers over my 20 year mortgage originating career, and not once has this point of confusion surfaced Not even once. This does not advance our industry in anyway.	11/9/2023 4:34 PM
11	The generally accepted term across both industry members and the public is "broker" so clarifying this would go a long way to prevent the confusion about which license class performs which function.	11/8/2023 11:16 AM
12	I support having multiple levels of licenses with minimum years experience required for each level but I find the "Principal Broker" terminology may be misleading to consumers if the licensed mortgage broker is not actually a principal within the brokerage but a level needs to distinguish between an experienced individual and a newly licensed and inexperienced broker. I would recommend the following levels: 1. Principal Broker The actual Broker of Record for the Mortgage Brokerage who has at least 5 years consecutive licensed years and has completed additional education to understand the operation and responsibilities required to operate and manage a brokerage. 2. Mortgage Broker All Mortgage Associates meeting the criteria, such as a min. of 5 consecutive licensed years in the industry. Additional education could be a possibility to achieve the status to confirm an advanced knowledge and experience within the industry. A Mortgage Broker can be a Brokerage Owner. 3. Mortgage Associate This would be the entry level for ALL licensed mortgage associates until such time as they qualify to achieve the Mortgage Broker Level by completing the additional education.	11/7/2023 12:10 PM
13	As this is being changed for consumer clarification, should be Principal "Mortgage" Broker License Class, therefore no confusion between insurance industry or any others.	11/3/2023 10:16 AM
14	Better definition to the public. However, I would take the broker name away from the associate. Therefore, Mortgage Associate.	11/2/2023 10:24 AM
15	NO	10/25/2023 1:19 PM
16	The change is unnecessary as you have to be under broker in order to practice in mortgages. The separation would be to confusing.	10/25/2023 1:02 PM

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17	There is a huge generic "broker" association in the Canadian industry and lingo that differs from province to province. I'm not sure this is the best way to differentiate between classes, however, something certainly could be done	10/25/2023 10:15 AM
18	Confusion in AB regarding broker and associate, and some clarification/separation between the 2 terms would help simplify.	10/23/2023 9:14 AM
19	I think having the names "Principal Broker" for the brokerage owner and "Mortgage Broker" for all brokers that are licensed under that Brokerage makes the most sense from a consumer's perspective. As for an additional class for associate brokers, I think that can confuse the public going forward and I don't think it is necessary - those wanting to mentor/be an office manager are those with several years of experience and are in the role that they are in because they excel at what they do, I think adding an additional class would confuse the consumer and would only really be useful for other brokers in the industry.	10/20/2023 5:48 PM
20	i would like to see RECA use Mortgage Agent & Mortgage Broker & Principal Broker as these are the standard terms in our industry.	10/20/2023 8:40 AM
21	It must be clear to associates on how they must advertise and present themselves (i.e. on business cards and social media for eg.)	10/19/2023 3:51 PM
22	A Principle Broker Title will give more clarity to Consumers and industry members and a individual holding a supremacy and control over the industry members working under his umbrella and will help reduce the confusion. Honestly Associate broker . I am not so sure if it is needed.	10/19/2023 12:51 PM
23	Why to fix something what is not broken.	10/19/2023 10:47 AM
24	I think it is a great stepping stone to ensure proper future proofing.	10/18/2023 5:52 PM
25	This change will add further clarification to consumers	10/18/2023 8:41 AM
26	This will help with teams in brokerages.	10/17/2023 7:19 PM
27	Seems logical	10/17/2023 3:58 PM
28	As all licensees carry themselves as mortgage brokers, this will allow less confusion to the public.	10/17/2023 9:27 AM
29	IMHO renaming the mortgage broker to a principal broker is a cockamamie idea. If licensees are that dumb that they don't understand the difference between a broker and an associate, they ought not to be licensed. And, the general public usually just refers to everyone in the business as mortgage brokers. This entire exercise is unnecessary - especially expanding the number of councils to 7!! One council was just fine - 5 councils has not improved RECA's governance nor effectiveness. 3 councils may work just as well - real estate, mortgage, and condo management.	10/16/2023 3:25 PM
30	Agree with these changes & Im assuming the 3rd classification is the Mortgage Agent is still there.	10/16/2023 1:55 PM
31	What does this breakdown to for my position and career if either scenario existed?	10/15/2023 7:42 PM
32	it's very confusing for the public to know what position you are in	10/15/2023 6:55 PM
33	I think that the brokerages, clients, and the public should be able to easily identify whom the Principal Broker (person in charge) is. I am dually licensed and in Real Estate they are all called Realtors, but there is a Broker whom is the one in charge. It is way simpler in Real Estate where this person is identified as the Broker whom is also a Realtor. I do not support changing name of mortgage broker to mortgage associate broker as that seems confusing and somewhat of a downgrade from mortgage broker. That would be like calling a Realtor an Associate Realtor which seems like a Realtor in training. If looking to change the Mortgage Broker to Principal Broker licence maybe try keep all this simple and keep all as mortgage broker and identify the Principal as such in parenthesis...Example: Mortgage Broker (Principal)...or Mortgage Broker (Associate Principal) and for the rest of us Mortgage Broker...So for Real Estate they should have Realtor (Broker/Principal)...or Realtor (Associate Broker or Principal) while those with no additional training would remain Realtor or Mortgage Broker as that what the public and everybody refers to them if they are in Real Estate or the Mortgage side of things.	10/15/2023 3:24 PM

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34	Associate broker is just as confusing as the current "mortgage broker" class in the eyes of the consumer. It should be associate principal broker or something like that. Or principal broker delegate	10/14/2023 10:48 PM
35	Keep everything as is	10/14/2023 10:06 PM
36	This will eliminate the confusion to the public of a member not being the principle broker if they only hold an associate license.	10/14/2023 6:14 PM
37	I don't think anybody will understand this either. The names are still too similar.	10/14/2023 1:21 PM
38	This may/will clear up confusion among mortgage professionals. Clients still refer to me as their mortgage broker although I am only a mortgage associate. Not sure this will clear up confusion among the public as to what is a broker.	10/14/2023 9:18 AM
39	I have been a licensed mortgage broker for over 13 years and I really do not understand any importance of this change. I called myself a mortgage broker on day one and still do. If I decided to open my own brokerage, I still would call myself this, yet I guess I would add further info to my title, but this "class" designation would not be something that I think anyone at all would focus on or even understand. Just my opinion...	10/13/2023 9:34 PM
40	the renaming will make it more clear. I don't think adding the new class will change the industry that much so i'm indifferent.	10/13/2023 5:13 PM
41	Associate broker class is fine but neither here nor there.	10/13/2023 3:47 PM
42	if someone is not receiving any portion of the brokerages split income there should not be any need the associate broker has to take the same schooling as the principle	10/13/2023 3:22 PM
43	All license terms should be the same regardless of classification to make easier for the public and industry.	10/13/2023 2:33 PM
44	The Act does not support the role of Mortgage associate broker, thus RECA is going to have to make up what the role can and can not do. I don't believe it is RECA's role to tell Brokers how to manage the operations or delegations of a brokerage. And it is nowhere in the Act that RECA is charged within ensuring the brokerage has a succession plan. RECA must stay with in the rules of the Act.	10/13/2023 2:24 PM
45	We are in agreement with the changes.	10/13/2023 12:50 PM
46	i feel that the industry really needs to have more mentorship and that by not allowing full practice once you have a license is a very good move. the course is great, but you need some guidance and experience before going all out on your own	10/13/2023 12:40 PM
47	I feel it addresses the team leads need to know the responsibilities of a broker as they lead people in mortgage lending.	10/13/2023 11:56 AM
48	These terms are confusing. "Principal" feels superior to "Associate" - these terms feel backward in terms of responsibility levels. "Mortgage broker" should be remain as it is, and there should be a new class for "Principal Broker" which bears a higher level of responsibility and the potential to mentor other brokers, oversee entire brokerages etc.	10/13/2023 11:42 AM
49	Keeping the word associate is the confusing part. The general public thinks that mortgage associates are mortgage brokers. And referring to ourselves as associates just confuses the issue. Why not just further clarify things and use "Principal Mortgage Broker" and "Mortgage Broker". Otherwise I don't think the change is worthwhile.	10/13/2023 11:36 AM
50	Much clearer descriptions.	10/13/2023 11:29 AM
51	I am confused by the explanation above, but do support using the term "mortgage broker" to describe any licensed person dealing in mortgages. "Mortgage Associate Broker" is still confusing but it better than simply "Mortgage Associate". In a perfect world, let's extend the term "Mortgage Broker" to all licensed individuals working in mortgages and then "Principal Mortgage Broker" to the principal broker within a brokerage.	10/13/2023 11:26 AM
52	The change in the requirements for the associate broker class does NOT promote succession. It is simply a money grab opportunity for RECA. For any associate broker interested in being a principal broker, they can the undertake and complete the necessary requirements. Why make it mandatory when most associate brokers are not interested in becoming principal broker? It is	10/13/2023 11:25 AM

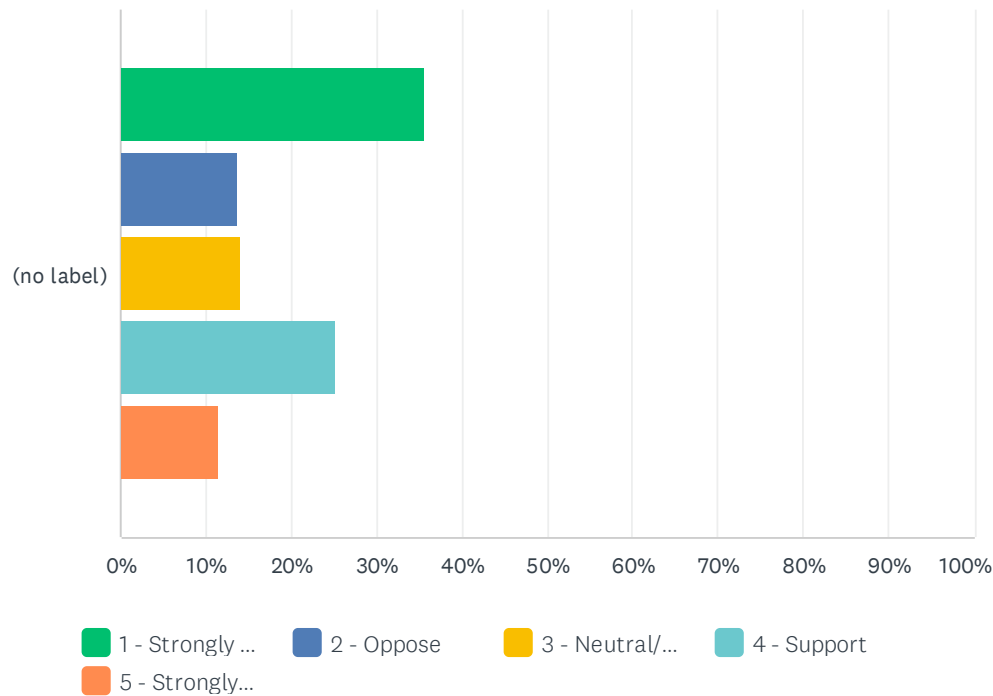
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simply another unnecessary red tape that serves no purpose except to increase revenue for RECA.

53	Changing the name dose not seem to reduce confusion. I have been a broker for 20 years, dose the proposal change me to an associate broker? Or am I a principal broker. Is the broker of record the principal broker now and all brokers are associate brokers below him?	10/13/2023 11:24 AM
54	Leave it the way it is. The public has for years refered to those dealing in mortgages as Mortgage Brokers changing it would cause more confusion to the public. The broker/owner is what currently tells the public who the Principal Broker is...as well with the RECA rules the brokerage needs to be highly visiable in all advertising so there is no confussion.	10/13/2023 10:57 AM
55	It would also be helpful to have separate residential and commercial mortgage broker classifications as commercial brokerage is a far more specialized profession that requires additional education and experience.	10/13/2023 10:54 AM
56	This would work, the system as is now also works	10/13/2023 10:50 AM
57	Even after telling clients I am a agent of the brokerage, the public will still call me a mortgage broker. Even Real estate agents call the agent a broker. According to Cambridge dictionary the definition of broker is: a person who acts for or represents another in the buying and selling of shares in companies or protection against risk, or who arranges for the lending of money.	10/13/2023 10:46 AM
58	Can't understand the reason for re-inventing the wheel and spend tax dollars on doing something that's not critical rather than investing it on monitoring and catching Mortgage Fraud.	10/13/2023 10:37 AM
59	I support the changes but a better wording would be appropriate as its still confusing. As a mortgage broker, am I now supposed to call my self a Mortgage Broker Associate? I don't quite like the sound of that for someone who is supposed to be a professional in Mortgages. Instead of the word associate, how about just Mortgage Broker and the other Principal Broker?	10/13/2023 10:33 AM
60	I've been in the industry for a long time and have educated my clients on the role I play and the role my mortgage brokerage plays in the industry. Changing terminology now would add confusion. It would take years to re-teach everyone the new terminology.	10/13/2023 10:31 AM
61	I am the person in my mortgage brokerage that would like to hold an associate broker class to help support our broker and in the event of an emergency/succession planning. I feel strongly that this licensing needs to exist.	10/13/2023 10:30 AM
62	Let us be called mortgage brokers. Using the word "associate" is confusing to the public and implies we are assistants rather than mortgage professionals.	10/13/2023 10:30 AM

Q5 DO YOU SUPPORT ALIGNING THE LICENSING FRAMEWORK TO THE INDUSTRY COUNCIL GOVERNANCE STRUCTURE, BY CREATING SEVEN INDUSTRY SECTORS, EACH REQUIRING A SEPARATE LICENCE?

Answered: 1,539 Skipped: 13



	1 - STRONGLY OPPOSE	2 - OPPOSE	3 - NEUTRAL/DON'T KNOW	4 - SUPPORT	5 - STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	35.61% 548	13.65% 210	14.17% 218	25.08% 386	11.50% 177	1,539	2.63

#	PLEASE EXPLAIN YOUR REASONING. DO YOU HAVE ALTERNATIVE SUGGESTIONS?	DATE
1	What evidence has REC provided to support that Alberta consumers are unprotected with our current license structure. Who did RECA even speak to? I don't see how we are not knee deep in red tape already with how we are structured today. This structure doesn't make sense and we should leave it as is. I think RECA needs to be clear on the wording, "Revenue neutral", it does not mean the change is cost neutral for current licensees who holds more than 1 license. What is this going to cost me for re-licensing education? How much will that go up for the 3 licenses I currently hold?!	11/30/2023 9:07 PM
2	If I need to register in a different brokerage that means I need to pay for different brokerage fees.	11/30/2023 4:48 PM
3	It adds Red Tape. Separating Industries is a good idea. Separating Licenses adds Red Tape. Put better practicum on-the-job training in place. Take a look at the Mechanics Course that the Lethbridge College offers. They do year one and year two back to back and include on-the-job training and trainees often find work at the place of training. This is a great model and would allow new agents to shadow experienced agents looking build a team or a brokerage looking to add more agents. https://lethbridgecollege.ca/document-centre/publications/program-brochures/automotive-systems-brochure	11/30/2023 4:20 PM

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4	There is a lot of overlap between several of the sectors (with mortgage brokerage being the exception), and a benefit would be to have only one brokerage for all of the real estate based activities, including condo management.	11/30/2023 3:56 PM
5	It's hard to maintain and renew too many licenses.	11/30/2023 3:49 PM
6	I would not be in favor of this as, unless you are a licensed realtor, than only would you understand. I currently work in all these sectors and because I live and work in a rural area I need all sectors in order to provide a living.	11/30/2023 2:43 PM
7	I think its a good idea and should provide some clarity to licensing.	11/30/2023 2:36 PM
8	This will be too confusing.	11/30/2023 2:36 PM
9	it is a logistical nightmare for smaller center brokerages. I would be in favor of a hybrid model where your brokerage can be licensed in everything or you could specialize in one sector. So if you were strictly commercial, after two years you could become a strictly commercial broker, but if practiced in multiple sectors, you could still be licensed in one brokerage, with a fully licensed broker.	11/30/2023 1:07 PM
10	I believe the current structure of one license that encompasses the different sectors is sufficient with a few tweaks.	11/30/2023 11:18 AM
11	I live in a town of about 7000 people. Many of the proposed areas of licensing overlap.	11/30/2023 7:13 AM
12	It would be very confusing for both the public and realtors. Advertising would become complicated and unclear for everyone involved. The real estate industry is not the same as the insurance industry, where you don't typically see professionals marketing themselves with affiliations to different insurance brokerages. Please, let's not make the real estate industry more confusing!	11/29/2023 4:27 PM
13	leave it the way it is	11/29/2023 4:00 PM
14	Under the current 4 pillars it seems reasonable to expand Property Management to Residential, Commercial and Condo.	11/29/2023 3:21 PM
15	System is fine as is, you are just making it more complex and difficult to administer!	11/29/2023 3:16 PM
16	It sounds chaotic.	11/29/2023 2:21 PM
17	The current classifications are sufficient.	11/29/2023 12:36 PM
18	Too confusing & current license is good enough for the industry and the public.	11/29/2023 12:18 PM
19	Too much red tape!!	11/29/2023 12:14 PM
20	This is not effective to the industry. It will also be confusing to the public. If an issue arises which broker will the public contact? This will cause the public to lose confidence in the industries professionals.	11/29/2023 12:12 PM
21	There is just no need for it in my opinion and it has many flaws.	11/29/2023 12:03 PM
22	Leave it alone	11/29/2023 10:50 AM
23	This seems to be complicating matters unnecessarily. More licenses sounds like more red tape, more management and more fees.	11/29/2023 8:31 AM
24	I do not follow how this structure would streamline the industry. I believe there will be confusion with clients picking a brokerage or agent to work with as well as issues with agents possibly having to work for more than one brokerage. Too many choices do not make the situation easier. Realtors need to keep their knowledge encompassing the entire industry to be of any use to our clients. By creating 7 licences realtors will concentrate solely on their selected licence and will become ignorant of the rest of the industry.	11/28/2023 6:32 PM
25	I can see how this could potentially increase consumer protections, but it might also make it more confusing for the consumer.	11/28/2023 2:30 PM
26	Everything is working fine the way it is. No more red tape please.	11/28/2023 10:25 AM
27	I have read the detailed explanation and the clarifications. I totally DO NOT support this proposal/change. This is making the system more complicated. We do not need more red	11/27/2023 9:45 PM

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tape. I STRONGLY OPPOSE this proposal. This proposal should be cancelled. My suggestion is staying with what we have now and doing nothing.

28	Leave the licensing framework "as is" - proposal does not meet the needs of the majority of our REALTORS. Why should brokers and REALTORS hold multiple licenses under separate brokerages - makes no sense. Too much red tape - unnecessary education mandates? If we hold our license with different brokerages ... how does that affect our marketing? RECA has seriously fallen short on enforcing advertising Rules and Guidelines as it is. ONE LICENSE replaced by MULTIPLES LICENSES - no thank you. RECA must listen to the majority of our REALTORS who are representing the consumers, not "institutional and large-scale investments"	11/27/2023 8:28 PM
29	I oppose the proposed changes because as Realtor practicing predominantly in residential real estate and some rural, these proposed changes would mean more paperwork for me. I keep up with both my education in residential and rural real estate. I am just as knowledgeable in rural real estate as the Realtors who practice predominantly rural real estate. However the amount of sales I do in a year in rural real estate would not make it feasible for me to hold 2 licenses. I have clients that buy/own multi sector properties. They trust me and they want to work with me specifically. If I am qualified and have the knowledge and education to work in a certain sector of real estate sales and my clients trust me, I should be able to provide that service to my clients, without having to turn them away to someone they don't know. When you put barriers to Realtors working in multi sectors, you limit competition, amongst the pool of Realtors to chose from. That creates less choices for consumers. It makes more sense to group all real estate sectors, residential, commercial, rural under one banner. Property management in another and mortgage brokers and finances into another. 3 sectors instead of 7.	11/27/2023 5:27 PM
30	In the areas that I practice in, Residential- It may clear up the rural term. I'm not sure if it's the industry's fault that people are confused. That may fall under the individual to take it upon themself to know the difference.	11/27/2023 5:12 PM
31	This overcomplicates licensing. There should be less sectors, not more.	11/27/2023 2:34 PM
32	I don't see how these changes will benefit consumers. Rather, it would create more bureaucracy.	11/27/2023 1:57 PM
33	Do not require more departments, more rules, more licensing fees. Suggestion is please do not try to fix what is not currently broken.	11/27/2023 10:26 AM
34	This will just complicate and limit things more than simplify them it terms of education and career opportunities for the licensees. I do not see any benefit of this to the public either. If there is a concern with specialized education, than that is what needs to be further developed rather than changing this structure. Expend education, that is apparently an issue.	11/26/2023 1:26 PM
35	Why change whats working already? Is it necessary to make more out of less, 3 sectors have functioned well, I don't see the advantageof creating 7 sectors and believe it will enevitably cause much less membership to participate in certain sectors especially agribusiness.	11/24/2023 5:48 PM
36	I currently pay around \$3000 to be licensed and insured to practice real estate and property management. RECA has not provided an all-inclusive option for myself, and I can only see more expenses that will be incurred with this proposal.	11/23/2023 4:27 PM
37	This is not necessary at all. It creates additional red tape.	11/23/2023 1:21 PM
38	The proposed initiative will eliminate or at the very least substantially reduce completion in the industry by increasing costs and red tape.	11/23/2023 12:22 PM
39	Though the alignment makes sense to reduce the broker's responsibilities to multiple Councils, this will also open doors to more Broker license and potential brokerages. I am not sure how I feel about that at the moment. Further, would existing brokers be grandfathered their license?	11/22/2023 4:26 PM
40	This is not at all going to make things better for the Real Estate Professional whom should be top of mind in all of this. This creates more red tape for us and management positions for all these sectors which would cost us more in the long run. Maybe RECA "anticipates" reduced fees but the truth is the word "Anticipate" compared to the word "WILL" means "don't count on it" to me. A change like this is never cheap, already too much money & time has been spent on focus groups. Another big consideration is if you make this too cumbersome you will lose quality professionals and fail to bring more into the industry that are well rounded with multiple license's. I remember taking the course and not knowing what sector I really wanted to pursue	11/22/2023 3:57 PM

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which spurred me to take all 3 to keep my options open until I got into the business, so I could discover my strengths. Though I have not personally sold Commercial, I have had clients that had commercial real estate to sell allowing me to discuss their needs so I then partnered with other commercial Realtors to help them sell their businesses or commercial properties. I have also been active in Rural all along. So having 3 Licenses in the same brokerage allowed me to bring business to others in my own brokerage because I had knowledge from the start and the relationships in my Brokerage. If I had to pursue a brokerage for all my sectors when if first began I may have limited myself at the onset, there would be less ability to develop relationships in several brokerages. I also know Realtors that took all 3 license's as I did, that started in Residential and quickly moved to commercial as it was a better fit, so the multiple stream brought about a more rounded Professional who could answer questions and work well with others in those sectors. This is what the public wants, more rounded knowledgeable Realtors who instead of limiting themselves, expand and become more rounded Professionals in the industry.

41	How does this affect brokers who must be licensed in all areas?	11/22/2023 3:08 PM
42	Do not agree with the proposed change. Too many licenses and too much confusion. This is a model that makes it more difficult on associates and on brokerages. There is no need for seven industries	11/22/2023 2:52 PM
43	I do not want to see increased red tape and fees going up though	11/22/2023 2:23 PM
44	I think you are complicating the whole industry when it does not have to be.	11/22/2023 2:05 PM
45	I have been licensed for 39 yrs and my working area is a small town that requires all sectors to be represented and to make a living as a realtor.	11/22/2023 2:03 PM
46	Why? How is more bureaucracy better?	11/22/2023 1:49 PM
47	I think the Commercial real estate brokerage and Commercial property management sectors are interrelated and do not need separate sectors.	11/22/2023 1:47 PM
48	I do not see the need to be taking out 4 different licenses and doing 4 different updating courses at added costs	11/22/2023 1:03 PM
49	This is the exact opposite of 'red tape' and I believe it will cost brokerages and their agents more in the long run.	11/22/2023 12:23 PM
50	The current framework has worked and continues to work for both the consumer and industry.	11/22/2023 11:27 AM
51	As per Area discussions	11/22/2023 11:21 AM
52	I believe much more discussion is needed. The real estate side needs more discussion, as I believe plenty of people who practice in acreage properties are completely unqualified, and more restrictions need to be considered.	11/22/2023 11:17 AM
53	RECA's change would require separate brokerages and fees for each of the current real estate practice sectors (residential, commercial, rural/agribusiness, and further splitting property management by commercial and residential). This means many brokers would need to create up to five separate brokerage businesses and handle compliance five times over and pay five times the fees. Associates would require separate licenses and brokerages for each practice area. I feel we are doing a good job protecting the public as it stands and these changes will add undue stress and financial burden to our brokers, associate brokers and associates alike.	11/22/2023 10:56 AM
54	It makes sence to have a council per area. THat way you have people at the top that understand what your practices are and not just learning them for themselves	11/22/2023 10:26 AM
55	I opinion is that this is targeting the brokerages to manage this issue of different fields when they typically have sufficient experience to do multiple but does not put the onus on agents to be capable in those fields and to dabble outside there expertise or obtain guidance in developing that expertise. I would prefer to see agents required to submit a level of continuing practice in those areas or reasonable annual training if insufficient.	11/22/2023 10:23 AM
56	This seems like a money grab by reca. You already make it difficult to get licensed. Leave it alone	11/22/2023 9:30 AM
57	With 30 million dollars in your coffers you do not need all these additional revenue streams.	11/22/2023 9:22 AM
58	Seems like there are much more issues to be concerned about and this change will cause	11/22/2023 8:24 AM

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confusion to those who have been in the industry for years/decades. I don't necessarily see a point in Commercial Management and Residential Management being separate, if anything, combine Property Management with the real estate course. I believe being knowledgeable in property management as well as the real estate itself... can better serve clients. Especially with more and more properties continuing to rent out space in some sort of way.

59	Having separate licenses could work but all Brokers should still be required to hold a license in all designations in their sector. Having an industry member licenses with different brokerages will confuse the public and the industry as a whole. Not to mention the expense for the agent to be branded with different brokerages. This is where this idea falls apart for me.	11/22/2023 5:54 AM
60	I don't fully understand the implications on my path to obtaining my real estate brokers license.	11/22/2023 5:32 AM
61	This is an unnecessary change that will actually increase red tape and create confusion amongst the public rather than clarity.	11/22/2023 5:21 AM
62	This will create too many designations, too much red tape, too many policies and create too much expense to monitor.	11/21/2023 8:32 PM
63	The current system of one license per brokerage has worked well for me and others I interact with. Setting up all those Industry Councils, splitting into seven different sectors and requiring a license in each [if so desired], is a bureaucrats dream. This proposal reminds me of my days in the Federal, Provincial and Municipal Governments. Stop the unnecessary bureaucratic build-up and shuffle in RECA. You are complicating procedures for no valuable purpose[s]. Stop and think about this for only one moment - how can a realtor report to more than one master/brokerage each with their own POLICIES, PROCEDURES, SYSTEMS, MANAGEMENT, ETC.? This is no different than allowing dual agency/transaction brokerage. Be bold and eliminate realtor representation of buyer & seller without fiduciary obligations just as British Columbia has initiated. RECA, as a Regulator, you are focusing in the wrong areas.	11/21/2023 8:11 PM
64	Why would we want to be licensed with separate brokerages, pay fees with each brokerage and pay a separate license fee for each license. This is in no way helpful to us or the public. When they come to us for their business needs, why would we also want to explain that maybe we couldn't help with their residential needs at that brokerage but could at another one?	11/21/2023 7:16 PM
65	I believe this will increase the costs	11/21/2023 5:35 PM
66	I have been selling for 28 years and you want to try and take away or make it that much more difficult for me to make a living	11/21/2023 4:40 PM
67	There is nothing about this that is helpful to the public.	11/21/2023 3:47 PM
68	Adds unnecessary red tape, leave it as is	11/21/2023 3:23 PM
69	We are a small real estate brokerage that does residential property management, residential real estate, commercial property management and condo management. When the rules changed and made us separate condo from residential we had to rebrand our original brokerage in to two different ones. Having to now rebrand again is time consuming, expensive and confusing to our clients. As a small brokerage we don't have the time to dedicate to the added red tape, explain it to our existing clients, change our existing representation agreements, etc. I don't see any added benefit to the consumer, and in fact it will take away from my time to be able to provide them with excellent service by spending more time on this unnecessary change.	11/21/2023 2:40 PM
70	I like the idea of specific training and not having to take training on each when we don't use it	11/21/2023 2:37 PM
71	why add another layer if only to create more overhead and confusion with cross-over practices... i.e. smaller centers.	11/21/2023 2:21 PM
72	The existing licensing serves the purpose and there is no need to subdivide further in my opinion. Amongst other reasons, the proposed split would allow operation under different brokerages and I fail to see how this could not cause further confusion for the public. There will undoubtedly be a cost implication for Realtors, whether this is direct or otherwise.	11/21/2023 2:06 PM
73	I fail to see how this will reduce red tape and paperwork and is making the industry less confusing for the consumer. A privacy nightmare if you are licensed between 2 different brokerages. Most realtors outside a large city do not specialize as it would be a poor business model.	11/21/2023 1:47 PM

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74	This will be confusing for realtors and public. The breakdown of sectors in Alberta is already different than in other provinces and territories and further segregation limits the ability to serve clients. Clarification of language and reorganization of boards should not need a complete change to licensing structures	11/21/2023 1:45 PM
75	I think that agri-business has overlap to residential (country residential) and can also have overlap into commercial depending on the type of farm being sold. Requiring different licences would require associates and brokers more paperwork and more courses and MORE RED TAPE. It becomes more confusing for the public. Commercial brokerage and commercial property management could be the same. Property management and condo management could be the same. Yes, mortgage brokers should have different licences. This to me is just a confusing red tape mess.	11/21/2023 1:43 PM
76	Not a good idea.	11/21/2023 1:34 PM
77	This seems very confusing especially for consumers who aren't exposed to the terminology on a regular basis. After going through the change for condominium manger licensing, I don't believe that my fees wont go up or that I wont be required to have additional brokerages. I already have to pay two brokerage fees to be licensed by the same governing body for both. Based on the condo management industry experience I don't have faith that RECA could make this sweeping regulatory change work. I would support Condo Management having its own council. Its very different from rental management and having the governing body recognize that, may help with the large amount of our realtor peers that lack any understanding of how condos work.	11/21/2023 1:34 PM
78	I don't see in any way how it acheives its main goal of helping the public. It's a massive overhaul and I don't see it fufilling its purpose.	11/21/2023 1:28 PM
79	I believe that model we currently have is the best. There is no reason to increase our cost of the business. I understand this is the only purpose of the change. It has nothing to do with better service to a client. If an agent doesn't feel comfortable of touching area he is not practicing, then he shouldn't. Agents can do extra education, if they feel they are lacking some knowledge. It has to be available for them any time. I can sell rural, but I never will touch agricultural, because I don't know it and not interested in it. You shouldn't separate licences and people shouldn't work for different brokerages under different licences. It is totally wrong and super confusing for everyone: realtors and public.	11/21/2023 1:17 PM
80	Leave As It Currently Is, No Need To Change	11/21/2023 1:04 PM
81	I think this will be extremely difficult for associates and brokerages in smaller rural communities to attain all licenses. As a rural community representative, we are are to be licensed to take care of the variety of representations needed (residential, country residential, rural/agribusiness, commercial, and property management) due to a smaller market associates would have to make sure they are licensed according to the new standards as well as having brokerages available that are also licensed to have such associates under them. Not to mention that this would conflict with the current common law structures if agents are representing multiple brokerages located within the community. Or alternatively associates who are not familiar with the specific rural community market would have to come and compensate with their services not having the same knowledge, education, and understanding of the specific market that the associates who live within those communities and represent that general public "would have". I genuinely believe that this is not in the rural community public's best interests.	11/21/2023 12:43 PM
82	There is no valid reason or rationale that supports this change. It is an internal mandate driven by RECA with zero benefit to Consumers and I cannot support industry members themselves suggesting this type of change.	11/21/2023 12:31 PM
83	The current structure is working fine. No need for more re-tape and what will surely be increased costs to both brokerages and individual practitioners.	11/21/2023 12:27 PM
84	I apricate the effort that would have gone in to proposing these changes but it just seems like allot more work than needed to be done to separate each sector in the real estate business. I can see if more training is available/ needed to be better versed in each sector. At this point in time i feel like maybe more "real life" training would be better suited then a complete new structure.	11/21/2023 12:20 PM
85	For one I have been transacting acreages for 46 years. I have sold a few farms and or farm land successfully. If I won't transact in farms anymore that is fine however to stop me or many	11/21/2023 12:04 PM

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REALTORS@ from transacting acreages and lump them into farms is a very serious mistake. Acreage "residents" are not in any way related to farms. This points to people at RECA know very little about the differences between the two. This comes out of a serious lack of knowledge about rural real estate and REALTORS@ that transact these types of properties. If you force this mistake on the industry you will be making a serious mistake for the public and minimize the sphere of REALTOR's@ abilities by lumping farms with acreages. If you don't know the differences then have someone that knows the differences explain it to you the differences between the two. If you make this mistake you will be called on it by many levels above and what you may consider as below you. To mess with the industry from not knowing of what you do will have a serious impact on the future of RECA. Best you back up and look again at what seems to be a random suggestion. I will further explain below.

86	I see it as a waste of time and increasing bureaucracy	11/21/2023 11:42 AM
87	As a broker, I anticipate that this will increase management complexity and add more burden on Realtors for license qualifications.	11/21/2023 11:27 AM
88	I support the purpose for, but do not see how the proposal for multiple real estate licenses complies. There is no evidentiary support that Alberta consumers are unprotected currently, nor is their evidentiary support that Alberta's current regime - already awash in red tape compared to the rest of North America - has better protected consumers today.	11/21/2023 11:05 AM
89	My small town could not support a separate commercial brokerage. We couldn't rely on commercial brokerages effectively servicing our town, which is 250km from the nearest city	11/21/2023 10:56 AM
90	less expensive for members who only need one license. More efficiency.	11/21/2023 10:41 AM
91	This sounds unnecessarily confusing and expensive no matter what is promised. Registering with multiple brokerages with different rules, staff, reporting structures and processes will be very confusing and will result in multiple errors. The expense to update marketing materials and signage, websites, business cards, etc. will also be huge and confusing to consumers. Which brokerage would an associate be representing if they were helping a client purchase a home and rent out another property???? To say that this change wouldn't cost associates any more money is totally false. This sounds like a make work project to justify the purpose of RECA. RECA's communication is already terrible and now you want to create a structure that requires more communication and coordination?	11/21/2023 10:20 AM
92	Breaking it up this way is not correct. I think we have issues with unqualified people who will try to practice where they shouldn't	11/21/2023 10:18 AM
93	I know it's been mentioned that fees will not increase with this change but I don't think that is accurate. 7 sectors makes for more work and eventually more fees.	11/21/2023 10:18 AM
94	This will add more bureaucracy to the licensing process and will not help anything. This is not a consumer protection item. Why try and fix something that is not broke?	11/21/2023 10:16 AM
95	It may not cost more today but surely will increase slowly over the years. More work, more cost.	11/21/2023 10:13 AM
96	This is a change that doesn't need to happen. What is wrong with the current system? Nothing, so why not leave it the way it is	11/21/2023 10:13 AM
97	One licence with Mandatory courses.	11/21/2023 9:58 AM
98	I understand the intention of simplifying things at the council level, but this current proposal is convoluted in design. It makes things much more difficult on the agents end. Anything complicated on the agents end, is complicated for the public. 7 licenses is just not simple. This is confusing to read and comprehend. If it cannot be written and explained in a simple way, it cannot be implemented in a way that simplifies the system. This needs to go back to the drawing board. If the issue is to too much governance on the back end, then streamline the councils, not create 7 licenses, and force agents to work with multiple brokerages.	11/21/2023 9:39 AM
99	This change would seem highly unnecessary, creating much more red tape than is needed.	11/21/2023 9:14 AM
100	This makes it financially challenging for small brokerages, specifically small town brokerages where you might only have a couple agents of each sector.	11/21/2023 9:01 AM
101	The delineation between residential and agribusiness is not clear. Small acreages and hobby farms should still fall within the residential real estate arena.	11/21/2023 8:30 AM

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102	clearer, simpler. Most licencees only practice in a limited fields and do not need be involved in unnecessary regulations	11/20/2023 9:18 PM
103	This is not a reasonable expectation! Contrary to what is put forward, it will be more confusing to the general public and it DOESN'T /WON'T do what you are saying it will do. As a licensee, it will be that much more expensive to pay fees, especially since I'm in a more rural setting than in a city. There isn't as much variance in inventory & any overlap is minimal and NOT worth the extra money. Even with the current set up, I know that client(s) of mine have called in to RECA with complaint and I was informed that it wasn't worth my client's time and energy to contact RECA with their complaint. Makes one wonder, really, what RECA does in some cases. AND, when bringing forward something professionally, due to mistreatment of one or more clients, it didn't seem important enough for RECA to truly investigate (opinion mine). Having to hold a license in more than one sector isn't really doing anything for anyone--- members of the public at large aren't going to notice a difference; they've not recognized the changes in our industry to date. Generally, clients want to sell and/or buy a home with someone who will look after their needs related to what is going on in the "here and now". PLEASE, do NOT go forward with this idea of multiple licenses!!!! It will prove to be detrimental. Thank you.	11/20/2023 7:50 PM
104	Not necessary, the current format is functioning just fine.	11/20/2023 7:37 PM
105	Leave it the way it is we are already over regulated. How will it not cost industry members more money if they are licensed with multiple brokerages, do you expect brokerages not to charge agents?	11/20/2023 5:49 PM
106	It is absurd for an agent to have to be licensed at multiple brokerages and pay multiple fees, let alone the possible legal implications of being licensed at 2 brokerages simultaneously.	11/20/2023 4:08 PM
107	Many properties cross several lines - residential/part agricultural, residential/commercial, etc. Having different licenses is just going to be confusing. At this point we know if we are approved for acreages, commercial, residential etc. Just leave it as is.	11/20/2023 3:55 PM
108	NO!!! How is this not confusing to the public?? To have a Realtor licensed with multiple Brokerages would cause major confusion to the general public. How is a Broker able to supervise a Licenced Agent in your Brokerage if the Agent is working under difference rules for each Brokerage they are attached to. Also, how are you going to maintain client confidentiality if you have a Realtor completing a Residential condo sale with XYZ Real Estate, providing management services under 123 Brokerage and then selling the same clients Commercial Building under a third Commercial Brokerage?	11/20/2023 3:54 PM
109	I believe the licensing framework is fine the way it is. This proposed change has no benefit to the public.	11/20/2023 3:42 PM
110	All other provinces in Canada had one license and you can practice with one license.	11/20/2023 3:40 PM
111	Not necessary	11/20/2023 3:34 PM
112	Other provinces in Canada has one license for all fields.	11/20/2023 3:34 PM
113	Why would you create more "silos"?? This seems like something the UCP decided.	11/20/2023 3:33 PM
114	I think it will introduce more red tape and cost more money and time to practice.	11/20/2023 3:31 PM
115	The framework as it stands right now works. Perhaps the industry councils can be aligned to the current licensing model	11/20/2023 3:18 PM
116	too many licences to obtain.	11/20/2023 2:55 PM
117	i FEEL THIS CREATES MORE CHALLENGES FOR BOTH LICENCEES AND BROKERAGES IN REGARDS TO FEES AND ADMINISTRATION.	11/20/2023 2:28 PM
118	I believe it will create a more organized industry.	11/20/2023 2:02 PM
119	unfortunately, some will have to be under different licenses due to the switch, there is nothing we can do about this. splitting these up to more categories, will allow for more expert agents to assist our clients	11/20/2023 1:47 PM
120	The current framework is already fine - even condominium management should be under Property Management - the differences between residential, commercial and condo are minimal and one area of practice would allow licensees to move between industries.	11/20/2023 1:40 PM

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121	There's is nothing wrong with the current framework. To add or change would create confusion and unnecessary "red tape" for each practice.	11/20/2023 1:27 PM
122	Over past decades transactions of real estate ownership and/or use (leasing) continue with increasing complexity. I believe that both the Industry and its Regulation need to reflect those advancements. This change in Sectors and Councils will probably need fine tuning, but I believe this is a good step in the right direction that is required.	11/20/2023 1:27 PM
123	It is hard for property management brokerages to retain licensees if the licensee also wants to sell real estate. It would be great to have dual licensing as an option for PM and Sales.	11/20/2023 1:18 PM
124	No	11/20/2023 1:13 PM
125	I think having licensees licensed in areas they wish to practice is better for consumer experience.	11/20/2023 1:03 PM
126	I am neutral on this item.	11/20/2023 12:59 PM
127	I would support a separation from Commercial and Residential	11/20/2023 12:41 PM
128	It is not necessary.	11/20/2023 12:31 PM
129	This is obviously a liberal an NDP move to destroy the real estate industry and create chaos everywhere. We are sick of the constant day caring going on in this industry, and the constant dipping into our wallets and changing everything. You spent decades, making sure everyone works at one brokerage or another and doesn't mix and overnight you're going to try and tell us that we should have seven different licenses to pay for seven different people to answer to. This is communism RECA should be abolished	11/20/2023 12:01 PM
130	I believe the potential impact to business models of brokerages, and licensees being licensed with multiple brokerages all in real estate sector, would be incredibly confusing to consumers and does not solve any of the current issues.	11/20/2023 11:01 AM
131	Setting up licensing based on the governance model is flawed. In fact, the governance model itself is flawed in my opinion as it doesn't represent how the industry actually works. Licensing needs to reflect how the people work, which is generally in 1. Real estate 2. Mortgage or 3. PM - What is proposed only adds complexity and overhead. We need to be thinner, not more complex.	11/19/2023 7:09 PM
132	It would be very confusing having to practice at different Brokerages, and a lot of extra RED tape...paper work and expense	11/16/2023 4:48 PM
133	Leave well enough alone as I know you will find away to raise fees either with new courses or through new license. I have been in this business long enough to know it always comes down to money.	11/16/2023 3:17 PM
134	It will help streamline licenses for associates and brokers	11/15/2023 8:18 PM
135	The cost of licensing in my current four sectors is likely to be prohibitive.	11/15/2023 1:17 PM
136	It seems to add to the beaurocracy which I'm not in favour of. Also, there are often agents who focus primarily on residential but may do some agricultural or commercial from time to time in order to serve their long-term clients. Having to hold 3 completely separate licenses seems unnecessary. The current system is working other than needing better clarity on what constitutes rural vs country residential.	11/15/2023 11:32 AM
137	makes no sense, why would someone be able to be licensed in multiple brokerages. adds much more work to a brokerage.	11/15/2023 11:16 AM
138	More specialized licensing could help ensure the best possible service & care to the public and ensure specialized support within the Brokerage & at RECA.	11/14/2023 10:00 PM
139	With 7 industries it is now clearly defined which sector is dealing with which issues.	11/14/2023 10:05 AM
140	improves consumer protection	11/13/2023 8:26 PM
141	Don't make things complicated . Keep it simple!	11/13/2023 10:02 AM
142	I am a property manager and I was a realtor, but the brokerage I had to leave my brokerage due to major accounting issues and went to another brokerage that doesn't allow sales, so it is	11/11/2023 11:41 AM

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forcing me to get my own brokerage so I can still practice real estate. I should be able to find another brokerage for my sales side IF the brokerage I'm with doesn't offer it.

143	Seems like a money grab!	11/9/2023 8:38 PM
144	I have worked with literally thousands of buyers over my 20 year mortgage/Real Estate career, and not once has this point of confusion surfaced Not even once. This does not advance our industry or help consumers in anyway. They aren't asking for this.	11/9/2023 4:40 PM
145	I have spoken to various members of the public as well as past clients in regards to these changes to be more defined for the consumer and the industry. They all felt that these proposed 7 Industry Licensing would be more confusing. The proposal of an Associate being able to become an associate at multiple brokerages for practicing his/her licensing Industry is not going to make the General Public any better informed or understand the industry. Terrible proposed idea, more education, review of regulations and enforcement will go further to build trust with the consumers and the industry.	11/9/2023 1:55 PM
146	This is a money grab. There are SO many commonalities between all of these. You don't need more than 4 distinctions	11/9/2023 1:52 PM
147	This is completely not necessary and will cost many of us extremely hiked licensing fees.	11/9/2023 12:09 PM
148	This gives me a chance to do a bit in other areas of expertise.	11/7/2023 4:22 PM
149	Anything with a CCN should remain under Condominium Management, including commercial condos, which differ from commercial properties. For commercial properties, you collect rent. In a commercial condo, you collect condo/contribution fees. These are two different entities.	11/7/2023 2:39 PM
150	This is another change in a system that has already changed significantly and it would be nice to have some discussion of the pros and cons and possible consequences before making a decision	11/7/2023 1:35 PM
151	I certainly support this proposed structure so that each license held by an individual would then report to the applicable sector council for each license held. The important aspect of this framework is to not expand required license costs. The sectors should be listed under a category that dictates the License Costs. Suggested Licensing Categories: 1. Mortgages 2. Real Estate 3. Property Management Licensing Fees are set for each category so someone with a Real Estate License pays one fee for the year but may then fall under multiple sectors based on their business operations but they no not pay additional licensing fees to do so.	11/7/2023 12:24 PM
152	Too confusing	11/7/2023 10:56 AM
153	This is an extremely unrealistic proposal. Not good for the industry at all.	11/7/2023 8:16 AM
154	For agents practicing in multiple sectors, this would create a lot more administration and likely cost for myself and the brokerages. Also, this would confuse the public/clients if an agent is licensed at multiple offices.	11/5/2023 10:35 PM
155	These proposals start 2 years ago when we experience very active real estate conditions. Our current market conditions start to go down and we expect much less activity causing associates and brokerages to have have much less income as well as losing associates that will not be able to survive. This split up will force some associates out of licensing that they do not use very often and might get a deal and keep them surviving. Unfair to force brokerages to split, lose income and increase expenses. The fact that there currently no certainty what the costs of these changes is also very stress full. I really hope since we will have less activity we do not need extra offices and personal.	11/5/2023 4:20 PM
156	Think this creates a lot of potential conflict concerns and liability issues. Confusing for the public,	11/3/2023 3:26 PM
157	This will be a huge hit to both our brokerages and ourselves as agents. The cost of different licensing and education to the agents may be prohibitive to continuing to work in certain sectors. The cost to the Brokerages may be enough that some Brokerages only offer certain sectors moving forward. Does that mean an agent will have to license with multiple brokerages in order to retain the licenses they want? What if those Brokerages end up being different franchises? The cost in marketing - signs - web-sites - etc could be cost-prohibitive to many.	11/3/2023 10:48 AM
158	I don't think it needs further breaking down.	11/3/2023 9:45 AM
159	You don't align the licensing framework of a well-established industry that is, for the most part	11/3/2023 9:11 AM

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working very to a dysfunctional cumbersome governance structure. That this is even being proposed illuminates the issues and failure of the current governance structure, a deep lack of understanding of the industries being governed and the consequences and costs of such changes. Its simply unfathomable.

160	I think it's a money grab and doesn't require separate licenses.	11/2/2023 5:05 PM
161	We woud just be creating more bureaucracy	11/2/2023 4:00 PM
162	Ultimately, we practice contract law. We are stringently governed and do not need further oversight or complications in our industry.	11/2/2023 3:57 PM
163	When things are not broke don't try fix. This looks like an enlarged bureaucracy and more q	11/2/2023 3:21 PM
164	Too confusing not only for us but for the public. To have more than one license (commercial vs residential) I understand. But to have many of them in different brokerages will be cost-prohibitive (money grab) to everyone including the brokerages trying to keep all this clear. This is RIDICULOUS and unnecessary. NO ONE in any brokerage would want or invite this.	11/2/2023 3:08 PM
165	This proposal only benefits the industry council. Suggestion: Strike it. 1. Complexity and Bureaucracy: Creating separate licenses for each industry sector would increase administrative complexity and bureaucracy. Managing multiple licenses, regulations, and compliance standards could be overwhelming for the public, businesses and regulatory authorities. 2. Resource Intensiveness: Enforcing and monitoring multiple licenses would require a significant allocation of resources, both in terms of manpower and finances. This could strain government, RECA, brokerages and industry members resources and divert them from more critical tasks. 3. Stifling Innovation: Strict sector-specific licensing might discourage cross-sector innovation and collaboration. Businesses often thrive when they can explore innovative solutions that span different industries. Separate licenses would limit their ability to do so. 4. Impeding Small Businesses: Small businesses, in particular, might find it financially burdensome and operationally challenging to obtain and comply with multiple licenses. This could hinder entrepreneurship and economic growth, especially for startups and small enterprises. Resulting in less competition for consumers. 5. Inefficiency in Regulation: Sector-specific licenses could lead to a fragmented regulatory landscape. It might become challenging to ensure consistent and effective regulation across different sectors, potentially leading to loopholes and regulatory inefficiencies. 6. Lack of Flexibility: Industries are constantly evolving, and new sectors often emerge over time. A rigid licensing framework tied to specific sectors might struggle to adapt to these changes, creating regulatory gaps. 7. Increased Costs for Consumers: The added administrative burden and compliance costs for businesses could potentially be passed on to consumers in the form of higher prices for services, negatively impacting the public.	11/2/2023 1:10 PM
166	confusing to public	11/2/2023 12:01 PM
167	Too confusing for all stakeholders	11/2/2023 11:52 AM
168	It will be clearer when people look up your license on RECA.	11/2/2023 11:04 AM
169	Expensive and unnecessary	11/2/2023 11:01 AM
170	Huge liability and conflict concerns would be created. Which brokerage is representing the client, when the clients needs could overlap. This is not good for Brokers. More confusing for associates, Extremely confusing and problematic for the public.	11/2/2023 10:43 AM
171	Seem to create a lot more cost to the individual and regulation for the counsel. You would need to do something about the fees, as stated. Also, on the retraining from time to time. If on holds more than one license, they would have to have lots of time to study for their comprehensive exams.	11/2/2023 10:38 AM
172	I feel that the 7 sectors is far too many and that it is overcomplicating the structure of licensing	11/2/2023 9:20 AM
173	Productivity and administration and everything related is fundamentally and statistically one of the fundamental reasons Canada's economy is lagging and not keeping up to the rest of the world. More layers of bureaucracy and reporting and governance is not needed at this time and then this sector or these sectors specifically I do not think.	11/2/2023 8:54 AM
174	The proposed licensing framework provides solutions to problems that do not substantially exist. If there are limited or no problems with the current structure, why would there be an	11/2/2023 12:59 AM

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alternative suggestion.

175	Benefits: Promoting more specialization and thereby reducing occurrences of agents practicing in areas they shouldn't be. Simplified process for brokerages practicing in a single area - however much more complicated for those in multiple areas. Reduced fees for those practicing in a single area?? Drawbacks: Very confusing to public if a member is licensed with different brokerages/brands, how will they brand themselves? Overall more expensive and cumbersome for agents/brokerages practicing in multiple disciplines.	11/1/2023 8:54 PM
176	In theory it sounds fine, in practice it sounds like it would be a nightmare. More fees, more licences, more people dabbling in different areas that they don't have experience with and the potential for more confusion for the public with the ability for an associate to be registered with more than one brokerage. It seems there is lot of potential for trying to shift blame in that scenario too.	11/1/2023 6:58 PM
177	As a licensed property manager I never deal in the other sectors. it makes sense to have to report to only the escort I work in.	11/1/2023 3:34 PM
178	I understand why RECA is wanting to align the licensing and claim it would not come at a higher cost but I do not believe it wouldnt cost more for someone practicing in all sectors. When condominium mgt licensing happened it came at a higher cost.	11/1/2023 1:12 PM
179	I support this proposal provided our fees are not increased due to having more sectors.	11/1/2023 12:37 PM
180	It is more for us to manage rather than focusing our attention on serving our clients. Seems like a money grab.	11/1/2023 12:17 PM
181	This will complicate the industry more for shops that are work in multiple sectors and cause more miscommunication not only between the brokers and the shop but RECA as a whole and the shop.	11/1/2023 9:06 AM
182	I see the need for additional though I do wonder if 7 is a it much.	11/1/2023 2:36 AM
183	I don't understand who is bringing this up. I think this would be a nightmare for the brokerages.	10/31/2023 11:09 PM
184	I believe the current industry sectors are sufficient.	10/31/2023 10:12 PM
185	Real estate professionals should have the proper education, training, and licensing to practice in specific sectors.	10/31/2023 9:13 PM
186	The benefits proposed in this is too uncertain. "opportunities for reduced fees" does not seem promising.	10/31/2023 6:17 PM
187	Feel like this dilutes our industry and will confuse, not only agents but the general public. Seems like more of a money grab.	10/31/2023 4:18 PM
188	Agents should not be with more than one brokerage/broker. it greys the area of who is directing the agent and there ways of doing business	10/31/2023 4:07 PM
189	Not sure if its necessary to split residential and commercial real estate and property management. I don't foresee significant difference in governance of business practice and conduct between residential and commercial assets.	10/31/2023 3:17 PM
190	Alberta is already the most burdonsome province to practice real estate with 4 seperate licenses, every other province in Canada has 1 license for real estate. Splitting the real estate industry into 7 areas will increase administrative costs, course development, brokerage administration, and make it harder and more costly/time consuming for Industry members to go into new areas worse that it already is today.	10/31/2023 2:56 PM
191	In order to become a broker, I had to go through many courses that were not related to my field of expertise (residential property management). In my opinion, is not worth it to invest the time, effort and resources to learn about areas not related to each individual's field. It is also a great opportunity for individuals willing to practice in different areas, to be able to obtain different licenses and to work for different brokerages.	10/31/2023 12:41 PM
192	It seems to me this will increase red tape, not eliminate it. I'm not sure what you are proposing but having to have multiple licenses, multiple fees, multiple continuing education requirements as well as potentially being licensed with multiple brokerages is a license for disaster, especially for brokers.	10/31/2023 11:04 AM

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193	Why not combine all the councils?	10/31/2023 10:14 AM
194	Each individual of each Sector should be required to specialized in their field. Current bar is low & becoming unprofessional.	10/30/2023 9:54 PM
195	I believe it is unnecessary to add the extra layers, and will inevitably add to cost and effort at re-licensing time for Brokerages and Realtors (such as myself) who regularly operate in multiple sectors. Would it not make more sense and be more efficient to re-align the council structure ?	10/30/2023 4:17 PM
196	This is just a money grab by RECA	10/30/2023 3:33 PM
197	Because if we are licenced in 2 or 3 other areas then we will be paying 2 to 3 times the fees for each licence or brokerage.	10/30/2023 2:51 PM
198	I would love to believe that RECA can do a good job but I don't have faith that it will. A different license for each category makes sense, but the handling of the condo license has left me with a bitter taste in my mouth. The testing process alone was too difficult, and questions were too vague and had little relations with the course material.	10/30/2023 2:35 PM
199	I am opposed to this as I want to full license and be able to practice condominium management, should I ever want to change industries or expand my business. I am also STRONGLY OPPOSED to having to pay for more than one license and one broker license fees....as is current. I STRONGLY disagree with having to pay for myself twice in order to keep my license fully flexible, or to have to pay for more than one license. Condominium Management should have just been put under the ONE license, as were all other licenses in the past. Condominium Managers should be required to understand other licensing practices, such as the relationships, the sales documentation and process etc. All industry members should understand ALL INDUSTRIES and be educated in ALL INDUSTRIES.	10/30/2023 12:21 PM
200	This does nothing but adds to red tape. I believe that all agents should have to be fully licensed in All Areas of Real Estate. By creating 7 different licensing areas, we are diluting the talent of each agent. If it were up to me, and I was in charge of making the industry stronger, and safer for the public, I'd ensure that all agents had all qualifications. If that means 2 years in school, so be it. As a representative of millions of dollars worth of real estate each year, you shouldn't be able to just walk into a classroom, and pass a test at 70% in 2 weeks.	10/30/2023 10:17 AM
201	Current system is fine and just needs to be improved upon. No need to re invent the wheel here.	10/30/2023 9:41 AM
202	Dividing the sectors will increase the cost and decrease the efficiency, thereby violating your mandate to serve and protect the public.	10/29/2023 1:05 PM
203	It is confusing to both consumers and the industry to separate what has been together and working thus far. RECA is looking for a money grab.	10/28/2023 1:15 AM
204	Professionals should stick to what they practice and not dabble in the sectors they don't.	10/27/2023 4:32 PM
205	Provides more clarity on sectors.	10/27/2023 12:07 PM
206	I have yet to hear how this will benefit us Realtors. I think this is a terrible idea and if put into place will create many unnecessary hurdles each of us will have to navigate through to do the same job we always have. Do not proceed forward with this.	10/27/2023 11:26 AM
207	This seems like a cash grab to me and extremely unnecessary and over complicated	10/27/2023 11:16 AM
208	1. Seems confusing for the public. 2. AgriBusiness should be completely separate from rural residential real estate	10/27/2023 11:12 AM
209	My Brokerage and I are licensed to trade in real estate residential, commercial and rural... I do not see how dividing it would benefit My Clients or Myself.	10/27/2023 10:33 AM
210	For those that have experience in the industry, the only change this creates is added fees and additional administration in licensing	10/27/2023 10:23 AM
211	This proposal is needless complication of management, licensing and expense. 7 different councils? Really? How many hats will brokers have to wear if they want to practice in multiple sectors? How many brokerages will have to be created, and for what purpose? It will lead to confusion and mis-trust with the public. I don't hear clients saying they want to deal with another brokerage for property management and another for residential sales, and another for	10/27/2023 10:17 AM

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condo management. I hear they appreciate having 'one stop shopping' for all their real estate needs. How many new RECA administrators will be hired for seven different councils? How many audits and reports will be necessary, not to mention the multiplication of accounting needs, incorporations, and bank accounts? This 'alignment' will lead to massive increases in costs and person power. By requiring different identities for different sectors, brokers and brokerages are limited in their growth and excluded from opportunities because branching into another sector will become a daunting and costly endeavour. The smaller brokerage with aspirations will be squeezed out. How does a 'licensee' have loyalty to a brand if they are registered with multiple brokerages? How does a broker handle training and questions from Realtors who have multiple brokers? I would not tolerate a 'licensee' in my brokerage who is registered with another brokerage. Where is their loyalty? We already can't find accountants who will help manage brokerages. We are on our 7th accountant in 6 years. Most don't have a clue about brokerage operations and filings required, despite even being recommended by other brokers. Our latest accountant, a CPA, says she was told it was ILLEGAL for her to complete our annual RECA filings so she is leaving us after 1 year. Was the condominium management process so lucrative that someone thought, hey, why don't we do this across the board? As 'licensees', we did not enjoy the process and it was and is very expensive. This seems like empire building and a cash grab with zero benefit to practitioners. Many more 'non-licensees' having employment paid for by 'licensees' through ever higher and more numerous fees. Leave the 'framework' alone.

212	Sounds like this is more of an internal requirement, than a change that's being done as a result of public feedback. What we've got right now works - not sure why it needs to change? Seems like this could potentially cause more public confusion, especially if a member is registered with 2 different brokerages.	10/27/2023 9:46 AM
213	For small town brokerages this will become very costly! This would work probably better for City's but not rural brokerages.	10/27/2023 8:46 AM
214	With the seven industry sectors it will establish more of a clear understanding on what each licence represents more.	10/26/2023 4:20 PM
215	Keep licensing the way it is. It seems fees will increase and as a broker I do not want the hassle of obtaining multiple licenses for my brokerage	10/26/2023 3:21 PM
216	One license stating what you are licensed to practice in. Looks like more a lot more administration would need to be added with out any benefit to public or Realtors	10/26/2023 3:21 PM
217	I feel that this would lead to compliance issues for brokerages as well as licensees.	10/26/2023 3:15 PM
218	I do not want to change brokerages, My broker may not want to take on Agribusiness as they are city based mostly dealing in Residential .	10/26/2023 2:03 PM
219	LEAVE WELL ENOUGH ALONE. STOP SCREWING WITH A GOOD SIMPLE SYSTEM	10/26/2023 1:33 PM
220	The current model presents an efficient system for oversight.	10/26/2023 12:58 PM
221	As long as it doesn't create unnecessary red tape or more fees	10/26/2023 10:24 AM
222	This large of a change will lead to confusion, front-ending the workload onto the brokers to go and get licenses in all of these sectors as well as that I can easily imagine a world where brokerages are going to require large fees for individuals to be licensed with them in one area but not others. This will also hurt any form of brand consistency. If an agent is licensed with 7 separate brokerages for each area of real estate will they have to have ALL 7 logos of each brokerage on their advertising? There will no doubt have to be a lot of work to change a system that really isn't broken. As well as that there will be larger costs for new agents that want to go out and get licenses, and for aspiring brokers and assistant brokers to have to acquire more licenses. (this effect would be compounded if the "Teams ruling" comes into effect as well)	10/26/2023 10:15 AM
223	My license allows me to practice in multiple sectors today and, at a minimum, this authority should be retained without having to qualify for multiple additional licenses.	10/26/2023 9:41 AM
224	Reca provides occasional surveys to see where the majority is being used. As well as in the renewal	10/26/2023 9:39 AM
225	It seems unnecessary to have to get extra licenses and form part of different brokerage to keep providing the service we offer. I think it should stay as it is.	10/26/2023 12:44 AM
226	STRONGLY OPPOSE ANY CHANGES	10/25/2023 5:06 PM

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227	I agree that farming should be a different license than residential, however, I also think all rural should be a different license and not fall under residential. The errors I see when primarily city agents come out to the country and sell property is ridiculous. Plus, on the listing side, it is clear they have no idea how to establish value. Why not make all rural part of "agribusiness"?	10/25/2023 5:03 PM
228	This will be VERY confusing to the consumer. Branding and marketing (and complying with your guidelines) would be difficult. Do agents need business cards for each license with each brokerage? If the consumer has a concern, they will be even more confused about who to call.	10/25/2023 3:44 PM
229	Not necessary and will create confusion, extra fees, and increased costs to industry members and the public sector	10/25/2023 3:31 PM
230	Does not take into consideration Agencies that are outside the city. Smaller community realtors must be knowledgeable & licensed in all sectors to make a living. Even though may not do more than a couple sales a year in certain sectors. Feel this is totally another money grab.	10/25/2023 2:32 PM
231	I already have 2 licenses under the current structure.	10/25/2023 1:56 PM
232	I don't see a benefit to the public. Does this benefit the public in any way? It doesn't.	10/25/2023 1:47 PM
233	These changes create unnecessary redundancies and will result in more administration fees and red tape.	10/25/2023 1:35 PM
234	This is confusing and seems like a HUGE make work project.	10/25/2023 1:32 PM
235	There's no need to do this other than to make the public more confused and to make the agents pay more fees.	10/25/2023 1:27 PM
236	i have already paid to be licensed for rural and residential and am currently in the process of writing my exam for Commercial I don't want to have to pay for licenses again and to continually have to pay to keep them, plus I want to remain with 1 brokerage and pay fees to a bunch of different brokerages. Possibly have to pay to be licensed in 7 different areas. Plus brokerage would have to several different businesses instead of just one. This is just one more attempt at government interference	10/25/2023 1:27 PM
237	Especially as an associate broker, it appears to be an unmanageable, and complete waste of resources and time to move forward on this. It is ridiculous to assume we would be better as an industry with 7 different licenses.	10/25/2023 1:20 PM
238	This proposal is too confusing and would cause damage to realtors who do business in all sectors.	10/25/2023 1:08 PM
239	As a broker I feel the licensing framework works fine as it is.	10/25/2023 1:01 PM
240	Would require brokers to create up to five separate brokerage businesses, manage compliance fivefold, and pay fees five times over. Associates would also need individual licenses and brokerages for each specific practice area, including an increase in licensing fees and the possibility of up to five times the relicensing education.	10/25/2023 12:38 PM
241	Stop trying to jack up licensing fees and create more red tape. Your entire office and board was cleaned out by the provincial government not so long ago for overstepping your bounds and making things more complicated and difficult than they need to be.	10/25/2023 12:35 PM
242	This framework makes it so that I can't list Farms/Acreages/Land without a commercial designation. This is a lot of my business, therefore I oppose.	10/25/2023 10:27 AM
243	This is ludicrous. It is overcomplicated, hard to manage and bureaucratic. We have enough problems with red tape. Nobody would be interested in having 5 or 6 licenses with 5 or 6 brokerages. Can you imagine the fees involved with each brokerage, the complications of having a license status on a business card or site like LinkedIn. THIS IS GOING TO MAKE FOR A SHIT SHOW AND CONFUSION TO THE PUBLIC. Here, this, GIVE YOUR HEAD A SHAKE	10/25/2023 10:19 AM
244	This seems much more complicated and feels like it is designed to collect additional fees from your members.	10/25/2023 9:14 AM
245	This complicates things, adds bureaucracy with no benefit to the industry or consumer.	10/24/2023 4:11 PM
246	This goes hand in hand with question 7. An industry member being able to practice "real estate" with licenses held different brokerages will create public confusion.	10/24/2023 3:24 PM

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247	I can see a reason for mortgage brokerage and condominium management having separate industry sectors but do not see a need for further sub-classification in the real estate sectors. Perhaps if I had more background as to why the changes are being proposed I would have a different opinion. My initial thought is, members are taught to work with (a specialist in the sector), or refer clients if the sector is outside of their area of expertise so why overcomplicate things?	10/24/2023 10:33 AM
248	I hope it would help realtors to better focus and improve on only the area that they should work in	10/24/2023 10:28 AM
249	This would hopefully allow the individual councils to be more abreast with the technological advancement in their own area. Property Management are generally overlooked when being lump into the general residential real estate councils.	10/23/2023 9:56 PM
250	Seems like needless complication with no actual benefits to the industry or consumers.	10/23/2023 6:02 PM
251	It would be nice to focus on and pay for the licensing that Im only using.	10/23/2023 5:51 PM
252	Too expensive, too much paperwork and confusing to the public. Who wants 7 business cards?	10/23/2023 5:43 PM
253	Current system is streamlined for the benefit of members, and also more than adequately serves the needs of the public. All I see is "many licensees" + "multiple licenses" = RECA money grab.	10/23/2023 4:31 PM
254	If it ain't broke don't fix it	10/23/2023 3:09 PM
255	The definition of Residential Acreage and Agribusiness would need to be clearly defined	10/23/2023 1:58 PM
256	Its too expensive to get multiple licences.	10/23/2023 1:34 PM
257	If you have a rural licence, but not commercial- does this mean you would need to complete that? That's how it appears with the agri- being commercial in the list. As long as its a reduction in fees, and not more. Not having to pay for each separate licence. That's silly.	10/23/2023 11:44 AM
258	What would the broker licensing look like? Previously we as brokers needed to hold all licensing levels, presumably this would need to change. There have been some discussions about also having a separate licensing for condominiums, was that ruled out?	10/23/2023 11:07 AM
259	There is no need to change the program. The current system works good.	10/23/2023 6:45 AM
260	Keep the courses or practice separate	10/22/2023 11:26 PM
261	The breakout of the proposed licensing makes sense on paper, however, I'm not sure if it needs to be that separated out. Could there not be still a real estate section, then within there different options for licenses? Similar to how it is now, I'm licensed in residential, but dropped my commercial license, however, we all still fall under the same framework.	10/22/2023 3:10 PM
262	This is far to complicated. There is no need to change the current system which has worked well for decades.	10/22/2023 12:26 PM
263	Consistency with experience.	10/22/2023 11:18 AM
264	This creates Red Tape, challenges with education, challenges with aligning associates with brokerages..... This is an awful idea.	10/20/2023 8:16 PM
265	I don't believe this is a necessary change. I see no benefit to the people of our industry. This is going to cost all of us more money and businesses and money is already hard to achieve. Please don't proceed with this idea	10/20/2023 7:41 PM
266	I would like to see Brokers have the ability to become cross-licensed without having to meet a 2-year requirement in that sector. Also, would licenses now expire if you didn't register in a brokerage practicing in that sector?	10/20/2023 7:27 PM
267	I believe this will help us all professionally as well as how the public views us as professionals.	10/20/2023 4:06 PM
268	This isn't in our best interest. Please reconsider	10/20/2023 2:06 PM
269	My concern is with out a doubt fees will increase for those that want to practice in multiple sectors ie. Agribusiness, Commercial, and Residential.	10/20/2023 1:20 PM

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270	If it's largely the same then I don't see an advantage to requiring more licences	10/20/2023 12:28 PM
271	This seems like an unnecessary number of licenses and can become a great burden on memebers who hold multiple licenses.	10/20/2023 10:18 AM
272	One could argue that foreclosures could also be a separate category. Selling a Court of Kings Bench listing is very different and takes immense knowledge as opposed to a standard sale.	10/20/2023 9:54 AM
273	No, no, no.	10/20/2023 9:27 AM
274	Keep it as is	10/20/2023 9:11 AM
275	The current sectors work just fine. RECA need to align their governance structure to align with our current practices not the other way around. By adding these additional sectors it is just going to create more red tape for our industry that we do not need. Some changes that I would like to see are: 1) Having our license period be extended to two years instead of one; 2) Have licenses expire on the anniversary of the date of starting ie: if someone registers in February then their expiry date should be the following February and NOT on September 30th.	10/20/2023 8:36 AM
276	I Strongly oppose this Change as I think the existing structure is more productive both for brokerages and Associates.	10/19/2023 6:22 PM
277	Only change maybe is rural and agricultural	10/19/2023 4:51 PM
278	The current framework is complicated for the general public to understand. Multiple licenses creates confusion and will create additional costs to the licensee. Going back to the basic framework will simplify the licensing process.	10/19/2023 3:45 PM
279	I strongly support the idea of creating separate licenses for the seven industry sectors. This way, license holders can focus on their specific expertise. It makes sense, especially (as an example) a Residential Property Managers who may not be interested in Commercial Property Management or Real Estate in general. They can specialize without the pressure to learn unrelated areas for the sole purpose of furthering their career as a broker. If they decide to explore other sectors in the future, the option is there, but it's not mandatory.	10/19/2023 3:13 PM
280	way too complicated.	10/19/2023 1:31 PM
281	It will be more fruitfull to industry members and consumers as it will simplification of things.	10/19/2023 12:56 PM
282	I doubt it will be cheaper if I have to pay for every license I hold and if my brokerage does not carry license will force me to give the license I carried for 18 years or spend more money for marketing tools with 2 different brokerages. You are taking away years of experience and hours of education that I have spent keeping over the years.	10/19/2023 11:25 AM
283	Why change something what has worked, just fine.	10/19/2023 10:51 AM
284	Maybe. I do think you should disclose what your future plans are for a broker's license and how this will affect that. If a registrant wants to be a broker, do they have to take every single course? And why?	10/19/2023 10:28 AM
285	Just an absolute stupid idea. Who comes up with this garbage? Give your heads a shake.	10/19/2023 10:18 AM
286	it's a money grab and really hurts small centers	10/19/2023 10:01 AM
287	Yes, based on lack of Knowledge in each industry. They should be specialized in their field. We already have too many amongst the industry. Saturated markets make for a bad name in each field should they not truly be specialized. Simply looks un-professional on our industry and clients/customers are not gaining the service or experience of expertise needed or deserved.	10/19/2023 7:14 AM
288	I support because for my sector which is Condominium Management, this will allow a council that is dedicated to Condominium Management and ensure and uphold the standard.	10/18/2023 7:40 PM
289	Overregulation & oversegmentation	10/18/2023 6:07 PM
290	From the agent's perspective, we would have to go through more hoops to deliver the same service.	10/18/2023 3:49 PM
291	This seems redundant as sectors are already separated and this creates unnecessary additional categories to just further confuse both realtors and the public	10/18/2023 2:41 PM

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292	I strongly oppose linking Residential property management with condo management. (Residential PM Industry Council). Residential PMs have a fiduciary duty to their clients and Condo managers do not. It doesn't combine at all.	10/18/2023 12:57 PM
293	Seems fine the way it is	10/18/2023 12:43 PM
294	Generalization limits specificity in education, training requirements, etc.	10/18/2023 12:38 PM
295	There is no use training individuals in areas they do not work in.	10/18/2023 12:17 PM
296	I currently am licenced in rural and commercial. At the time I took my rural education it was definitely NOT explained to me that my residential licence covered country residential. I rarely use my commercial licence. I don't mind the restructuring, and do note that fees may be reduced, but if I chose to remain licenced in all 3 sectors, and it cost me more money (extra brokerage fees included in that, if I needed to consider that) then ultimately I would end up giving up one, or maybe two, and that seems to defeat the purpose. Without an actual schedule of costs and further information, I'd remain neutral on this one.	10/18/2023 11:57 AM
297	Unnecessary troubles and too much framework	10/18/2023 10:59 AM
298	Unless there is a serious issue with current framework, why change?	10/18/2023 9:59 AM
299	Too much confusion and too many licenses which to me is a big money racket	10/18/2023 9:42 AM
300	I am active in both commercial and residential, in would rather not need two separate licenses	10/18/2023 9:33 AM
301	Yes, it makes sense to have multiple brokerages in different sectors but I feel as an associate that it may be counterproductive to my salability should I wish to change brokerages on top of the potential extra paperwork for a brokerage.	10/18/2023 8:54 AM
302	If the Broker has experience or supports Associates to trade in the proposed sectors, then they should be permitted within the Brokerage.	10/17/2023 10:32 PM
303	Requiring licensing with multiple sectors with multiple brokerages greatly complicates the registration regime without any tangible benefits. RECA should be taking steps to simplify the registration process, not complicate it.	10/17/2023 7:37 PM
304	Licenses, training and experience build on each license. More sectors, more red tape.	10/17/2023 6:07 PM
305	Rather than simplifying, it is making everything more confusing with the proposed changes.	10/17/2023 5:00 PM
306	That seems very onerous and more paperwork than what is current. Real Estate/Mortgage Brokerage/Management are all good enough. Next you will impose rules that each of these would have to be a new company - you are confusing this situation.	10/17/2023 4:01 PM
307	Too many agents do not have sufficient practice in some of these sectors, but are licensed in them and therefore do not provide quality service or lack proper knowledge when working with clients who have a property in that sector that they do not frequently practice in.	10/17/2023 3:57 PM
308	it does not make sense, and will waste money to go thorough the time, effort and cost of splitting this out. real estate brokerages do not need to be split into 3, leave it as is. the only sectors that need to be split out are - residential property management, condo management, and mortgage brokerages.	10/17/2023 3:11 PM
309	Making 6 industry councils - all property management under 1 instead of 2	10/17/2023 2:34 PM
310	This is excessive and unnecessary. it adds additional red tape and while it says it will reduce costs, it will almost certainly not over time for brokerages that have multiple practice areas. If the condo licensing disaster is anything to build off, this is going to go very poorly.	10/17/2023 2:05 PM
311	NOOOOOOOOOO	10/17/2023 2:02 PM
312	Not necessary and forces members and brokers unneeded expenses	10/17/2023 1:58 PM
313	only if fees don't go up and existing licenses are grandfathered	10/17/2023 1:08 PM
314	Why do this? Who is this benefitting? You say fees won't go up but I can not understand how they wouldn't. How much time/energy/money has already been wasted discussing this. Fix what's broken, not what isn't.	10/17/2023 1:02 PM
315	Need more details on the effects	10/17/2023 12:03 PM

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316	When I took my licensing course at CREB, I was required to have Residential, Rural and Commercial licenses. Then it was changed to have a separate license for each sector, then I could not help clients with purchase/sale of averages any longer, unless I held the separate license. Now another change in an effort to collect more fees from associates.	10/17/2023 11:12 AM
317	I don't agree that there are different licensing courses you would need to operate in each sector, however an additional certification, rather than a whole other license, would be better. Same same, but different.	10/17/2023 9:33 AM
318	Creating 7 industry sectors/councils where there are currently 3 seems like it would increase costs for the industry as a whole, rather than streamline and reduce them, especially for professionals licensed in multiple sectors. Many professionals can and do work in multiple sectors, so being licensed by multiple councils (more than we already are) can lead to inconsistencies in rules and practice principles. It is also helpful for Broker's to have a more well-rounded knowledge base, even if they would be mainly focusing on one practice area as a brokerage.	10/17/2023 8:09 AM
319	I think it would weed out the people who are licensed in something they have no experience in.	10/17/2023 8:07 AM
320	existing licencees would be grandfathered....no new education requirements because of separation.	10/17/2023 7:52 AM
321	The current structure is just fine and these changes will affect very few in the entire industry	10/16/2023 8:06 PM
322	Appears to be another grab at reducing competition by Realtors that are mainly doing commercial transactions by eliminating Realtors that mainly do residential deals even though they are competent in the Commercial realm.	10/16/2023 5:37 PM
323	Seems like an attempt to streamline things and eliminate licensee/consumer confusion, I am for that.	10/16/2023 4:37 PM
324	This will increase costs for agents licensed in multiple areas. Currently, within a brokerage, we can practice in any sector where the brokerage is authorized without registering each license. Adding additional administrative work on the brokerages will increase the agents' fees to cover the cost of other staff. Its also stated this is to align with a new 7 new industry councils but	10/16/2023 4:34 PM
325	Are you absolutely kidding me So if you want to be a broker you now have to go back to school to take a fundamentals a practice and a broker's course this feels like a cash grab	10/16/2023 4:03 PM
326	This is a make work program. Changing the names will not improve the quality of licensees. Again, as I mentioned in the mortgage question, if licensees are that dumb, they ought to find another job. 3 councils - real estate, mortgage, and condo management.	10/16/2023 3:34 PM
327	Currently we require separate licenses for rural, commercial and property management anyway so I don't see much difference.	10/16/2023 2:33 PM
328	I dont see myself in any of these situations other than straight Mortgage Brokerage so not really having a strong opinion either way.	10/16/2023 1:58 PM
329	By saying in RED that license fees may get reduced is mis-leading. Either they would be or not. Seldom does more councils mean lower fee's.	10/16/2023 1:45 PM
330	Would not affect our brokerage which does strictly commercial real estate.	10/16/2023 1:44 PM
331	I practice in commercial which currently involves sales of land some of which is rural/residential, especially land that in the future can be converted to a commercial use; office, residential, multi family, retail, or industrial. A commercial agent should be able to practice in this area without a separate license that might also allow him to sell a small farm or acreage.	10/16/2023 1:26 PM
332	Not a fan of needing to register multiple licenses. We are busy enough, lets make things as simple as possible.	10/16/2023 1:00 PM
333	I don't see the need for a separate Agriculture Brokerage, it's commercial related in my opinion given the scale. Whether it continue as agriculture or for development. Confusing to the consumer	10/16/2023 12:54 PM
334	competent service to the public	10/16/2023 12:46 PM
335	It seems to make sense that licenses and boards that govern them are streamlined.	10/16/2023 12:43 PM

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336	In the first layout we already have to have different licenses so its counter effective. Also if a client is investing in both residential and commercial for example, its convenient for the consumer to stay within one familiar brokerage which can provide multiple services.	10/16/2023 12:37 PM
337	commercial and residential sale and management should be combined.	10/16/2023 12:22 PM
338	That would make it difficult for those of us who want to provide multiple services in Real Estate. As a Condominium licensed manager we get a lot of requests to do residential property management, residential real estate and commercial real estate. I held licenses for all previously and now I had to open a new brokerage for real estate costing me more money. My suggestion would be 1 license for the broker and they decide which sectors they want to include in their brokerage. If you want to practice in multiple sectors then the broker has to do the continuing education in all those sectors. We can have separate committees overseeing each sector, but 1 license for the broker and multiple licenses for the associates. Multiple licenses should not be mandated for the broker, but I can see the need to do it for the associates	10/16/2023 12:10 PM
339	More designed training in the field someone wants to be in when they take the course. Property Managements is different from what a realtor does. so the course and training should be towards what the person wants.	10/16/2023 12:08 PM
340	Right now we deal with commercial residential and commercial management. The new changes for condominium have provided specific support, accountability and resources for the industry. Specializing for the other industries I feel is better for the industry long term.	10/16/2023 12:02 PM
341	I think there should be an exclusion for Real Estate Brokers, i.e. one license. To date the requirements to maintain a compency in each area has been minimal. However each practitioner, i..e associate should be specifically licensed.	10/16/2023 11:26 AM
342	I'm not fully clear on the benefits of this change.	10/16/2023 11:22 AM
343	Absolutely not. As a broker having taken all the courses to become a broker, i understand why this is required. There have been so many different times where each course has given me as a broker support in different situations that can arise in Real Estate. By taking that education away, you are doing a disservice to the industry currently, new agents coming in and the brokers who have been working diligently over the last decade. If there is a need to combine align licensing framework, then get the Property Management under one license, this would include residential, commercials and condos but leave REAL Estate alone.	10/16/2023 11:20 AM
344	I think it is stupid and will be more confusing, and in the end a money grab	10/16/2023 11:01 AM
345	By having as many separate sectors this will help to focus on the different avenues a little more then they are currently.	10/16/2023 10:37 AM
346	I do not see the need for 3 separate license structures for property management. This reads like a fee grab to me.	10/16/2023 10:37 AM
347	This sounds like it will just end up costing more money for those that operate in different sectors of real estate. Having to be part of different brokerages is way to complex and adds more expense.	10/16/2023 10:06 AM
348	Commercial real estate is very specialized and current required training is not specific enough to commercial real estate.	10/16/2023 9:52 AM
349	I have not known the existing framework to be a problem.	10/16/2023 9:37 AM
350	This seems like an awful lot of work and i dont understand why this is needed?	10/16/2023 8:09 AM
351	Some sectors have naturally blended with others. This complicates the industry.	10/16/2023 7:10 AM
352	Would provide better control and management for individual licencees as each sector is diverse.	10/16/2023 6:35 AM
353	This is unnecessarily difficult for those small 1-3 people brokerage.	10/15/2023 10:54 PM
354	I didn't know which route I'd take when I became a broker and when my path laid out it had a lot to do with situation, location, and my network. Those paths sort of paved the way for my focus.	10/15/2023 7:48 PM
355	As long as the new rules would not result in a fee increase to me or those who work with my	10/15/2023 7:07 PM

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	company, I would be in support.	
356	The more specialized the licensing and the more specific the education, the better.	10/15/2023 4:47 PM
357	It seems like a more organized structure and benefits the licensees holding, or wishing to hold multiple licenses	10/15/2023 3:53 PM
358	I am not sure how this is streamlining the process	10/15/2023 3:35 PM
359	There is a big distinction between the management of real estate and the actual practicing of selling real estate. This proposal blurs this distinction and will confuse much of the public, who will not be able to differentiate between associates, brokers, and their individual roles within the industry.	10/15/2023 3:14 PM
360	While the direct path may be more efficient, it will undoubtedly lead to inconsistency across licensing jurisdictions. I would suggest keeping a similar framework under one governing body, with sub groups managing the seven jurisdictions and ultimately reporting to greater governing body.	10/15/2023 2:35 PM
361	Our industry members and the general public does not know the areas that are served now and because of this, it has resulted in numerous instances of reprimands, sanctions, and confusion among many. This situation raises concerns about the understanding of both the public and real estate members regarding who is eligible to participate in transactions. I disagree with this change and I am concerned that the current system may lead to misunderstandings among industry professionals, particularly when handling different types of transactions. I feel that many industry members will confuse themselves when dealing with different transactions, thinking they can operate under "Residential Real Estate Brokerage" when they can only deal in "Agribusiness Brokerage" or a "Condominium Management" thinking they are dealing under "Residential Property Management". This confusion not only affects the public, who already find real estate transactions complex, but also industry members, as evidenced by the frequent suspensions, license cancellations, and the emergence of fictitious brokerages and licenses. It appears that these challenges could exacerbate the complexity of our industry rather than simplifying it and can decrease the public confidence in this industry.	10/15/2023 2:12 PM
362	Governance and practicing are approached with very different applications, intentions and outcomes. Both serve the consumer, but governance modality is not always practical to the practice of day to day transactional real estate.	10/15/2023 11:03 AM
363	Opposition is aimed at having licensees aligned with multiple brokerages. Fundamentally contrary to the ability to regulate, track activity and self-regulate the industry.	10/15/2023 9:07 AM
364	I support as long as I don't lose my current registrations which are residential, commercial and rural.	10/15/2023 9:05 AM
365	Pay more than we already do because we want to work in multiple sectors. This is a cash grab	10/15/2023 8:48 AM
366	I don't feel you have provided enough detail to truly understand the frame work and to see it's value	10/15/2023 8:44 AM
367	Sounds very confusing, expensive for agents. If you do this, they would need to apply/pay for separate licenses if they want to provide services for their clients. Also, agents might need to belong to more than one different brokerage. Leave it the way it is.	10/15/2023 8:28 AM
368	I'm not entirely sure what the benefits to this change would be. Yes you should be licensed in your field of work. However does this open up more changes to these categories? More programs and courses? What is the real benefit and purpose? Fees won't increase now however I can see that changing down the road!	10/15/2023 6:33 AM
369	Makes sense to me! Property management is very different than condo management.	10/14/2023 11:35 PM
370	Don't understand pro/cons enough. I'm also in the mortgage industry not real estate so I don't really have any experience or impact from proposed changes.	10/14/2023 10:52 PM
371	I believe the Broker / Associate relationship should only be with one party. Confusing this relationship would be detrimental.	10/14/2023 9:35 PM
372	This is a good idea only If members that hold several licenses do not need to pay each license fee separate or the fees are within reason to the fees being charged to date.	10/14/2023 6:28 PM
373	This is insane !	10/14/2023 4:12 PM

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374	Having associate potentially holding a residential licence with brokerage A and then holding a commercial licence with Brokerage B would definitely confuse the public	10/14/2023 3:48 PM
375	I think this would end up costing us more money than the already high licensing fees. Especially if we needed to belong to different brokerages for different specialties.	10/14/2023 3:00 PM
376	I never made sense that I had to study all of the areas to get my RE license even though I only wanted to work in property management.	10/14/2023 2:57 PM
377	I don't see a problem in the way it is now. Are there benefits?	10/14/2023 2:29 PM
378	I received my license for all, and then with recent addition of property management I was deemed accepted, and then not. This separation will just lead to more confusion.	10/14/2023 2:26 PM
379	My understanding in reading the proposed rules is that the brokerage must have 7 licenses to cover all the proposed license categories. This would probably result in additional education requirements, not a bad thing. What about associates? Will they be required 7 licenses as well? I'm confused regarding the breakdown of sectors. As long as RECA is taking charge of the licensing, why not 1 license that can give options to practice selected areas of practice?	10/14/2023 2:25 PM
380	Confusion, cost, complications,	10/14/2023 1:15 PM
381	I feel that it would be better streamlined for regulations, more indepth training etc.	10/14/2023 11:13 AM
382	There are many different type of apples, doctors, surgeons, etc.	10/14/2023 11:07 AM
383	This will just be another money grab. More changes more costs.	10/14/2023 10:54 AM
384	This will only create a transactional customer rather than serving the best interests of the client. This will create a larger digital footprint which does not serve the client. FINTRAC, meeting clients in person. This strategy is moving away from personal face to face real estate and clients hiring a qualified experienced REALTOR® for the largest financial transaction of their life. Also there are already separate licensing for each class. Mortgage Broker / Associate Mortgage / Commercial / Residential / Property Management/ Rural / Brokerage License. There are 7 licenses. To divide up the licensing into seven categories will only create benefits for digital marketing companies that will not be able to serve the best interests of the clients. You will be eroding our professional industry of serving clients.	10/14/2023 10:49 AM
385	Overly complicated	10/14/2023 10:47 AM
386	complete waste of time, 3 is enough, you will just increase the cost to everyone as that is what happens	10/14/2023 10:18 AM
387	I believe having this many areas of industry licencing will actually create more confusion and grey areas. For example... would multifamily units be residential or commercial for property management or sales? How many units would constitute a difference between residential and commercial??	10/14/2023 10:14 AM
388	This does not seem practical.	10/14/2023 10:10 AM
389	Nearly doubles the criteria for becoming an associate broker or broker. More time consuming to complete.	10/14/2023 9:52 AM
390	I don't quite understand the residential/rural/commercial portion. As i sell all three. Mostly residential/rural. But some commercial. I would like to continue selling them and don't mind getting or having a licence for three which i already have.	10/14/2023 9:46 AM
391	outrageous idea.	10/14/2023 9:41 AM
392	This would involved too much red tape and the last think we need is RECA controlling even more of our business.	10/14/2023 9:38 AM
393	It makes sense to have more areas for a person to be licensed and educated for that particular area.	10/14/2023 9:29 AM
394	In my opinion if you are successful at multiple disciplines, you shouldn't have to pay for licenses in each. You could combine licences if applicable	10/14/2023 9:22 AM
395	Makes it easier for accountability to the industry councils.	10/14/2023 9:22 AM
396	Condominium management is very different that residential or commercial. The Condo Mgmt	10/14/2023 9:18 AM

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companies have way too much power/influence over the condo boards. I have served on two condo boards, where the board has no idea the Mgmt company works for them. Perhaps credentials -some education -- should be provided to condo board members to educate them.

397	I think this is a work in process and we should monitor it for thee next year before deciding on any changes.	10/14/2023 8:37 AM
398	I would think it would be more money to obtain each separate licence and put more pressure on the brokerage	10/14/2023 8:28 AM
399	People in real estate switch from commercial to residential all the time. This may prohibit that.	10/14/2023 8:02 AM
400	Proposed sectors, two and four simply the same thing, commercial, real estate, and Property Managment. I am in favour of separating out the segments, just don't quite understand why there needs to be two different bodies for commercial real estate that seem to do the same thing.	10/14/2023 8:01 AM
401	Agri-business suggest income producing. What about acreage property. Residential realtors have no business selling acreage property. They are not representing the client properly	10/14/2023 7:02 AM
402	More specialization means more skilled representatives to support clients.	10/14/2023 6:39 AM
403	I feel it's not necessary to create 7 different sectors! Only 3 would suffice: 1/ Res/Comm/Rural/AgriBusiness, 2/ All Property Mgmt, 3/ Mortgage	10/13/2023 11:48 PM
404	I think seven is a bit much, recommend agribusiness to be folded into commercial license and commercial and residential to be folded into one. Otherwise the definition of residential needs to be better define like for apartment high rise rentals with share amenities and utilities is commercial but some would argue it is residential. Blending both seem easier and simpler to ensure education is understood for both types of buildings. Beside that I support.	10/13/2023 11:11 PM
405	No agent wants to belong to multiple brokerages	10/13/2023 10:59 PM
406	I believe the current framework is fine.	10/13/2023 10:53 PM
407	Seems like you're just switching one hassle for another. As a multiple licence holder this would create extra work for me. Plus if the multiple brokerage portion happens advertising will be confusing	10/13/2023 10:49 PM
408	RECA anticipates fee reductions because of this re-alignment. Please show us estimate % or budget to all members before aligning made.	10/13/2023 10:32 PM
409	It sounds like a money grab and a 'reason' just to charge more education and fees	10/13/2023 9:51 PM
410	The cost to manage 7 industries will increase substantially let alone the confusion and high likelihood of misinformation being provided amoung each industry. RECA is not managing the current 4 to the best of their ability. Adding more will not fix this issue	10/13/2023 9:45 PM
411	I am a mortgage broker, so this would not affect me. That being said, it is my understanding that any realtor has to have their certain education or license in the above mentioned areas already in order to transact - not sure what this would change?	10/13/2023 9:36 PM
412	1. I do not think registering with multiple brokerages is a good idea. They have different policies, rules, cultures, different ways of doing business. 2. A person may work in mostly one sector, but be capable willing, and do work in another occasionally. That person needs to register and pay fees and deal with a separate brokerage? Meetings, policies, rules, cultures, different ways of doing business.	10/13/2023 8:53 PM
413	More regulation means more fees, less is going to be accomplished.	10/13/2023 8:17 PM
414	This is an excellent idea as it will create specialty in each sector which will increase confidence in public	10/13/2023 7:54 PM
415	This will result in the same fiasco as condo management requiring more fees more courses even though existing members have been practicing in these areas	10/13/2023 7:49 PM
416	I don't see what is broken now. I would need a better explanation of why the council thinks this is necessary	10/13/2023 7:41 PM
417	Keep it simple. No changes. Make life and business easier, not harder.	10/13/2023 7:26 PM

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418	I think this is the stupidest idea and will make it more expensive for the agents which is NOT what RECA should support !	10/13/2023 7:23 PM
419	Having current real estate brokerage associates to have to choose their areas of work moving forward will create limitations on those agents for the work that they can undertake and in the long run, will lead to more expenses if they choose to work in multi disciplines. Current agents should be grandfathered to allow them to practice in multi-disciplines without being penalized with fee increases. If this rule will only apply to new licencees, then I am not opposed as it will allow for them to choose the fields that they are in and their fees will be adjusted as such.	10/13/2023 7:13 PM
420	It's ridiculous that a person should have to pay multiple brokerages to maintain multiple licenses. One brokerage should have the ability to manage all sectors.	10/13/2023 6:48 PM
421	is there a typo in your question- It is my understanding that currently as an associate or associate broker the only areas I can practice in are those that my broker is licensed for and that I CANNOT be licensed with two different brokerages i.e I cannot trade in real estate with broker A and be licesned as a property manager with Broker B. The wording above would suggest current state with three categories that I could and would be able to do same with seven categories?	10/13/2023 6:38 PM
422	This seems more complicated then the current system we need fewer councils not more. Excluding acreages from Agribusiness will not really fix the confusion. What about hobby farms who have GST implications? Will residential licensing requirements be improved to ensure those selling acreages understand septic, wells, GST implications, Zoning/outbuildings? I think 1 committee with representation from each industry would be able to effectively manage. While I understand there's are some core differences I think consumers believe real estate is real estate and it would be beneficial to see collaboration between the different industry groups.	10/13/2023 6:37 PM
423	The skills needed to do Residential are a prerequisite for being able to handle Commercial. In residential you deal with home owners personally .In commercial you encounter persons with entirely different goals and objectives. The person skills learned in residential carries over to commercial dealings. A commercial realtor who has passed through residential has a distinct interpersonal training field. It is common to see a farmer/Agribusiness owner build a home on the farm for loved one(s): The land may or may not have been officially subdivided. Here there is a need to understand the merging of the service the realestate agent has to provide. There are legal issues in the Courts ,when strife comes into the picture. Agents do not need to be involved in this situations. RECA needs to see that those interested in giving these services should acquire necessary skills through The Real Boards; after all the have long existed before the birth of RECA.	10/13/2023 5:54 PM
424	It mightead to more important changes in licensing. It's a start.	10/13/2023 5:21 PM
425	I'm a commercial mortgage broker and think there should be a different class for residential and commercial mortgage brokers. Different training, different education, different compliance forms etc. so generally I like the idea of having more specific licenses. Although I don't operate in the other specialties to provide a truly educated opinion. And if there is additional cost, I could see some push back.	10/13/2023 5:17 PM
426	I would assume there would be brokerage fees for having a brokerage for all 7 sectors, sounds like another money grab.	10/13/2023 5:11 PM
427	There should be two licensing sectors only, property sales and property management.	10/13/2023 4:34 PM
428	For many people professionals one or two deals can mean the difference between a successful year and being under water...what your proposing will require them to hold additional licenses just so they may have the opportunity to generate income from a very small number of deals...maybe one or two. I feel like alignment should result in simplification, not more fragmentation. I dont think anyone out there is rooting for this, so the simple answer is don't do this. RECA should be supporting members, not imposing more tests, more bureaucracy and more licensing and ultimately more costs. You have four boards, align the broker licenses and keep it simple....this cant be that difficult and is this really a problem for the industry and are you trying to solve a problem that only exists because you structured RECA this way? Please don't try and sell this like your going to keep costs the same because that is simple not possible....not if you add in everyones costs. i am strongly opposed to this.	10/13/2023 4:34 PM
429	I think one of the biggest confusions is what consitutes Country Residential vs. Rural. Real life seems different than what was taught in school. Does Country Residential fall into new	10/13/2023 4:30 PM

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proposed Agribusiness? That would be important to understand.

430	More govt departments and workers = more money for licenses, not to mention tax for everyone	10/13/2023 4:21 PM
431	Delineates each distinctive area of operation in the real estate framework more definitively for practitioners and the public.	10/13/2023 4:21 PM
432	Create an even bigger beaurocracy, increase agent registration fees, cause consumer confusion when your business card has 3 different brokerages on it. We have enough red tape to deal with	10/13/2023 4:18 PM
433	Think it's fairly evident that this does not make it easier for members if anything, it would likely require members to be licensed in separate or multiple areas, which, of course requires them to pay more to do so as well as waste significantly more valuable time and resources that could/should go into their practice and building their business.	10/13/2023 4:10 PM
434	The mortgage category should be split into Residential and Commercial as they are vastly different and most commercial mortgage brokers loath the idea of doing residential loans.	10/13/2023 3:49 PM
435	Because the larger sectors will have more members and more dues and this will be subsidizing the smaller sectors.	10/13/2023 3:49 PM
436	It seems excessive for someone to have 3 or 4 different licenses to practice what they have been practicing for years under 1 license. This creates more work and administration for Brokers as well.	10/13/2023 3:46 PM
437	I am licensed in 4 areas of real estate. They already do require separate licenses. However, I do not believe there will be cost savings in creating more industry councils for associates with more than one practice area. More legislation never results in cost savings. This is a make-work project.	10/13/2023 3:45 PM
438	The current sectors are not relevant, splitting the sectors up into more specific groupings will assist with ensuring details such as education are appropriately steered to that applicable sector.	10/13/2023 3:38 PM
439	I support the concept, but would need more detail on how this would impact dual license holders.	10/13/2023 3:37 PM
440	I don't think the change is necessary I believe having additional sectors will create more confusion and cause a lot of delays in some of the real estate process. And it will also increase the cost of running a brokerage. And having a individual brokerage for each sector will result in having too many brokerages everywhere and it will eventually loose its value. Currently most of the brokerages provide residential, commercial, rural real estate services and some also provide property management services which enable them to hire multiple people and create more job opportunities in the communities as compared to having 1 brokerage that only specialize for example only in residential real estate there is not enough services offered or not enough business opportunity to hire people.	10/13/2023 3:32 PM
441	this is too confusing - fees attached to each group sounds like more money	10/13/2023 3:22 PM
442	works fine the way it is.	10/13/2023 3:18 PM
443	I'm not sure why all these licenses are necessary. The system seemed far more simple in the past.	10/13/2023 3:16 PM
444	.	10/13/2023 3:15 PM
445	I do not have an alternate in a small Market does not make sense	10/13/2023 3:14 PM
446	I have a Licence as associate Broker now, so now do I have to have a license for very category that I work in. No do not like that at all.	10/13/2023 3:09 PM
447	I believe that requiring additional licenses to practice in secors many licensed individuals currently practice in may negatively disrupt the industry. If RECA was to clarify that existing licensees are exempt from education requirements if their current license pertains to that industry, there may be more support for this idea. Many real estate professionals are already incredibly busy and cannot be bothered to re-take education courses that they have already more or less completed.	10/13/2023 3:03 PM

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448	I am all for decreasing fees	10/13/2023 2:58 PM
449	For the most part yes, however big city Commercial/Industrial Real Estate is far different than Small Town Commercial/Industrial. We don't have 200 suite highrises or evn shopping malls, what we have is 3,000 - 10,000 sq ft. Industrial shops to sell or Lease. Quite different.	10/13/2023 2:53 PM
450	Sounds all to confusing.	10/13/2023 2:39 PM
451	Yes - RECA must keep regulation simple, not over regulate to make our industry more complicated. RECA must lower its costs so that our licensing fees are manageable. Our industry will NOT accept paying more than \$650 per licensee per year regardless of how many sectors we are licensed in. One way to handle this is to allow each licensee to estimate the % of work in each industry so that the \$650 per licensee is divided by the % into each of the sectors they are licensed in (e.g. x% Residential + y% Commercial + z% rural = \$650 Total per Year Maximum per Licensee).	10/13/2023 2:25 PM
452	Logical	10/13/2023 2:22 PM
453	It may eliminate the ambiguity and align the appropriate agent to listings/sales	10/13/2023 2:20 PM
454	I think the residential and agribusiness still need to cross over. As a rural associate, we do many ag deals.	10/13/2023 1:53 PM
455	Just a money grab	10/13/2023 1:52 PM
456	With reduced fees for multiple licenses and reduced fees overall, this could help restrain operating costs for members. Additionally, it removes the extraneous education that doesn't relate to individual and brokerage daily practices.	10/13/2023 1:51 PM
457	The reason I like it is that it is more specific to each sector. What I would worry about is much more additional licensing that would cost more. It is already quite expensive to get licensing etc. If it was cost effective, then yes.	10/13/2023 1:45 PM
458	How does this affect those that have all 4 licenses currently -residential, commercial,rural, property management	10/13/2023 1:43 PM
459	From my limited experience I find that there are a lot of associates with very poor knowledge of rules. I am not sure if proposing multiple brokerage licenses will fix the problem, it will just create extra work for brokerages to get licensed under the new sectors. I feel like overall this will not improve the industry. On the other hand I do wonder if brokers with limited knowledge of, e.g. commercial are unable to give good advice to their associates. I know the brokers are licensed in all the sectors, but they may not practice as much in one of the sectors, having brokerages apply for separate licenses may provide bit more proof that the broker is knowledgeable in a specific field.	10/13/2023 1:37 PM
460	Need more details on what it would look like to practice under difference brokerages as the fees for those brokerages may vary.	10/13/2023 1:37 PM
461	We are already doing this.	10/13/2023 1:34 PM
462	I think having the sectors further divided will allow for more specialization and a better more informed governing council. Currently as a Property Manager I have to take so much extra training that does not apply to me as it is mostly for residential real estate agents. I also like the thought of having reduced costs for multiple licenses as someone who would like to get a Brokerage license eventually.	10/13/2023 1:34 PM
463	As long as I don't have to redo the rural course to be able to practice in agribusiness and acreages.	10/13/2023 1:34 PM
464	I support so long that the education for each sector goes more in depth into each topic than it has before	10/13/2023 1:29 PM
465	I'm in support as long as it applies to new agents going forward. I do not want to give up my designations, nor should I have to.	10/13/2023 1:26 PM
466	I feel it complicates what the process more than is necessary.	10/13/2023 1:21 PM
467	No, just keep it simple.	10/13/2023 1:21 PM
468	I believe that there should be separate brokerage for residential (including property management, sales, condominium management), commercial (including sales and leasing) &	10/13/2023 1:17 PM

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mortgage. Agricultural would depend on the activity, just residential (Owner use) would go under residential. IF agricultural was used for revenue generation purposes, commercial.

469	I live and work in an area where we need to be in the residential real estate area, commercial real estate, as well as agribusiness. In the small towns and villages for example, it is a challenge to get a commercial real estate agents to come to an area to help a client as it may not be worth their time to travel out here.	10/13/2023 1:17 PM
470	The agent should be an expert in that field. mixing licenses will water that down	10/13/2023 1:11 PM
471	While it is expressed that the council will work to ensure that costs are not increased for multiple Licensees, to be in support of this, I'd like to know that this is in fact the case.	10/13/2023 1:01 PM
472	I believe separating the licenses to that extent makes things more convoluted.	10/13/2023 12:56 PM
473	We are in agreement.	10/13/2023 12:52 PM
474	Opportunity for reduced fees and more focused training.	10/13/2023 12:50 PM
475	I feel it is more paperwork and fees for something that has worked in the past for numerous years	10/13/2023 12:49 PM
476	There currently is not enough "education" offered via the current educational system, so why create more layers? This seems simply like a cash grab to make it even more expensive to further our areas of expertise. In many other Provinces you only take one license (as it was once the case in Alberta). When I got my license I was still confused at how to do my job, as nothing that is taught in the course benefited me for my day to day duties as an agent. Until you can fix this, nothing else should be expanded simply as what appears to be another "cash grab"	10/13/2023 12:46 PM
477	It seems like it will make the area of practice more clear to consumers.	10/13/2023 12:44 PM
478	As a long time member I do see the benefits of having the educational background on each of the 7 proposed areas.	10/13/2023 12:33 PM
479	Training and testing can be more specific to the area focused on for that business.	10/13/2023 12:30 PM
480	This is a make wotk project. The same licecees are reporting to the same industry councils.	10/13/2023 12:29 PM
481	this dilutes the education. The content on the exams is already over duplicated and EXTREMELY redundant. This looks like no one has asked any new licensee's how they felt about they new testing.	10/13/2023 12:20 PM
482	My only concern is that you are going to make it more complicated when relicensing brokerages and individuals for those of us working in multiple sectors	10/13/2023 12:18 PM
483	This may be fine for city brokerages but it put added paperwork and licensing requirements of small town brokerages who must operate in multiple industry sectors to remain profitable.	10/13/2023 12:13 PM
484	I oppose if Associates will now need to take additional courses as they are time consuming and the latest Condominium Management course was a huge debacle as far as the exam was presented. It caused added stress and discredited all of the prior education and experience we Associates had gained as the exam content was not completely in line with what we do.	10/13/2023 12:11 PM
485	The are occasions that a customer may require to list different categories of properties and having to register separately for different sector licence doesnt make sense.	10/13/2023 12:09 PM
486	It confusing, If an Associate is licensed with several Brokerages, how is their proper guidance and accountability from the Broker to the Associate or Associate Broker.	10/13/2023 12:07 PM
487	Need for additional brokerages and additional fees	10/13/2023 12:04 PM
488	There are too many sectors under this arrangement, which seems to be a step back in creating organizational efficiencies.	10/13/2023 12:02 PM
489	Believe it will be for a good. Less hassle and will save money on the licensing fee as well	10/13/2023 12:01 PM
490	It only complicates our industry, and providing more administration, and curses. Licensed agents should be able to do all of that without separation. Question is, who is benefiting from doing it purposed way !? Potential answer is lawyers, administration, etc, and it does not help those who are actually working on the field and providing for those mentioned.	10/13/2023 12:01 PM

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491	Leave it the way it is	10/13/2023 12:00 PM
492	Potential for confusion with 7 possible licensing requirements, but in the long run the dust should settle to provide clarity.	10/13/2023 11:56 AM
493	leave things alone	10/13/2023 11:54 AM
494	By adding more barriers to entry, you'll be making access to becoming a broker more difficult. As well, many commercial and property management professionals already niche down- I personally don't see the point it making it harder to achieve the overarching designations.	10/13/2023 11:54 AM
495	I don't see the purpose except to grab money from agents that are already practicing with expertise. Maybe for new agents it's a great idea, but those of us with experience should benefit from that experience.	10/13/2023 11:51 AM
496	I feel strongly to the aligning of the licensing framework, the only adjustment or suggestion I would make is to create a specialization to Residential Property Management- having a broker with just PM not selling. The PM aspect of real estate would become a speciality and people choosing to represent that industry and hold a brokerage license would only have to do so in PM not sales.	10/13/2023 11:51 AM
497	Associates are more likely to specialize in an area rather than occasionally representing a client in a certain sector. More likely to be an expert and have more knowledge.	10/13/2023 11:50 AM
498	I support aligning the framework. I do not support continuing to commingle condominium management and rental management. Condominium management should be its own sector and should clearly include commercial condominiums.	10/13/2023 11:50 AM
499	It's easier to educate/provide flexible education standards when you segregate the industries.	10/13/2023 11:44 AM
500	In theory I support this, but I've voted neutral because adding fees is not the answer. Fees are already quite high. Reduce red tape, implement common sense practices, be current with technology, practice in areas you are familiar. As I broker I really predominantly support residential say 90%, and 10% commercial. I don't wish to lose the ability to launch a property management division or agribusiness division for which I've taken schooling.... but I recognize there's months of work to be done to be ready to support those practices.	10/13/2023 11:43 AM
501	I believed the licensing process included a lot of information in a short period of time. I was working in an office with a team while completing my licensing and am very thankful for that. I wonder if the added sectors would create larger gaps in knowledge levels? Would there be enough applicable information in each sector?	10/13/2023 11:40 AM
502	It will cause too much confusing to the public to have an agent licensed with multiple brokerages within the same market. How confusing is that to the consumer. How would common law practice work with conflicts of interest in transactions work if they're licensed within the same brokerage but different sectors. I also think it's better to have such a hard barrier for entry to become a broker to start your own brokerage. There's a possibility of lots of small boutique brokerages opening up on a whim, and failing. How would that look to the public about confidence in the real estate sector.	10/13/2023 11:40 AM
503	For me the deciding factor would be cost. Will this cost more or less?	10/13/2023 11:38 AM
504	Not requiring multiple licenses and having oversight by one distinct governing board will allow licensees to easily identify who governs their license and potentially reduce the cost of fees associated with the licensing procedure	10/13/2023 11:38 AM
505	I think one should specialize in a certain area and be an expert in that sector.	10/13/2023 11:36 AM
506	My only concern would be for those who are currently licensed in all would not have to retake any course or have an increase of their fees to keep all designations.	10/13/2023 11:36 AM
507	Sounds like RECA wants to make more money from me to add any additional licensing. Because the "OLD" took one exam and had Residential, Commercial and property management. So they still could keep all and we new agents will get charged again and again. No wonder the old. Agent stay and new once CANT afford to practice real estate and grow. And then we accept the old agent bring new ideas and support change.	10/13/2023 11:36 AM
508	There should be two real estate licenses. One such as Real Estate Broker and another such as Real Estate Sales Representative. Both licensees, once they have completed the required courses, are ready to sell and buy residential real estate for their clients. If they want to also	10/13/2023 11:36 AM

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buy / sell non-residential, such as commercial and 'agribusiness' they must complete specialty courses to be certified in those areas as well. Then there would be regular ongoing education courses for all sales representatives. It feels like things are getting more complicated instead of simplifying and aligning.

509	Agreed, however, there are an awful lot of 2 acre or even 5 acre parcels and I believe the number of acres should determine agri versus rural residential as well as historical use going back 10 years. It's up to the broker to closely monitor the agent and quite frankly rural real estate is not that terribly difficult that it can't be managed in- brokerage. Small acreages are just not going to have any kind of agri business going on. I think we all know that. Also, as someone who lives on 40 acres, I sure don't have any kind of agri business going on and I believe that by forcing me into an agri business category will only make selling my acreage even more difficult and difficulty getting affordable insurance) because the lenders are sure to want more stringent criteria for a mortgage on the property and in fact may demand it be considered a commercial property. For this reason you will be harming consumers like myself who just simply like a lot of space for her two horses.	10/13/2023 11:36 AM
510	As I work as a mortgage broker this dose not pertain to me	10/13/2023 11:31 AM
511	Since each area has specific knowledge requirements, I believe this is a reasonable step.	10/13/2023 11:30 AM
512	The public is confused / ignorant of current requirements. The proposed changes does little to change that especially with even more sectors added. It is makes licensing even more cumbersome for the licensee.	10/13/2023 11:30 AM
513	I worry/wonder about the costs associated with that	10/13/2023 11:29 AM
514	The value proposition isn't there	10/13/2023 11:29 AM
515	no	10/13/2023 11:27 AM
516	I oppose this division into separate industry council governance structures as it would likely create a higher cost to practice for professionals holding multiple licences, and would therefore create incentives to decrease competition within industry sectors as licencees would likely focus more on a single industry sector. In my experience the most common overlaps are residential/ rural, and residential/commercial. This could negatively impact licensees who want to practice in more than one sector.	10/13/2023 11:26 AM
517	More bureaucracy, more expense no need for this	10/13/2023 11:24 AM
518	IT MAKES NO SENSE. THE PROPOSED STRUCTURE JUST COMPLICATES EVERYTHING NEEDLESSLY!	10/13/2023 11:23 AM
519	It's gets to be too many licenses.	10/13/2023 11:22 AM
520	No, we can stay licensed the way we are. Sounds like a make-work project likely with a cash grab attached to it. Hard NO.	10/13/2023 11:22 AM
521	All industries are different and should require a license to demonstrate you have the knowledge to assist in each field.	10/13/2023 11:21 AM
522	Unless the licensing fees are standard in that there is only one fee no matter the number of registered sectors. This is creating an opportunity for a money grab otherwise. To continue the way the licensing sectors currently are an limit newcomers exactly how we are now with the sectors.	10/13/2023 11:20 AM
523	I am aware that there are some that involved with property sales that do not have the knowledge or experience to be doing so.	10/13/2023 11:19 AM
524	If I want to switch to a brokerage with no property management then it would be nice to be able have a brokerage with PM license so I can still practise.	10/13/2023 11:16 AM
525	Seriously???	10/13/2023 11:15 AM
526	What about acreages? Are they going to be in the same category as rural properties? Does it mean that realtors will need a separate license to deal with acreages?	10/13/2023 11:13 AM
527	The currently model already works to serve the public, adding new sectors will increase reca costs and will cause a lot of confusion to both members/public.	10/13/2023 11:13 AM
528	This cannot result in an increase in fees. Your reputation is already not good as majority see	10/13/2023 11:11 AM

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fees as a money grab, so be careful with how you go about setting fees. Only Mortgage brokerage should be split from the other types. Okay with holding different licenses as that is similar to current.

529	I practice in a small town and cover many areas. I don't want to hold multiple licenses	10/13/2023 11:09 AM
530	This is totally crazy, it will create confusion and more red tape. Allowing members to belong to more than one brokerage is completely insane, your cheese has definitely slid off of your cracker.	10/13/2023 11:09 AM
531	Working in commercial leasing, and having residential agents who are able to transact in commercial, is frustrating. Agents who primarily focus in residential and choose to operate in commercial do their clients a disservice by operating in a sector they do not specialize in.	10/13/2023 11:05 AM
532	It's a money grab by an already corrupt organization	10/13/2023 11:04 AM
533	Agribusiness is a dumb idea. Not all rural is business. For instance in Fort McMurray, and all over Alberta we have acreages that require Country Residential Contracts due to septic and fresh cisterns. Would this mean I'd need an extra licence to sell in Draper and Sapræ Creek.	10/13/2023 11:04 AM
534	What is the problem this proposed change is trying to solve? I don't see any benefits to 7 levels versus the current 5.	10/13/2023 11:03 AM
535	This will complicate the licensing process and create more confusion in the industry.	10/13/2023 11:02 AM
536	It just seems like a lot of work to change this and adds confusion	10/13/2023 11:02 AM
537	As a registered real estate professional in Ontario I find these changes for Alberta Cumbersome and confusing.	10/13/2023 11:01 AM
538	In small centers two Property Management licenses should not be required.	10/13/2023 11:01 AM
539	Having individuals registered to multiple brokerages isn't practical, how do you actually police who is registered to which brokerage and what they are registered for at each brokerage, one realtor could be registered to 3 different brokerages for 3 different areas of practice. It would be a huge mess in my opinion.	10/13/2023 11:00 AM
540	Why complicate it any more than it is? Are you having that much troublesome overlap that you're seeing increased complaints and claims? Educate, educate, educate. It doesn't matter how you change the rules at the front, if our real estate partners are still going to do whatever they want.	10/13/2023 11:00 AM
541	Without seeing what the fee structure looks like this realignment seems like it will not only cause more financial burden to brokerages who operate in multiple vertices, it will also create more red tape and administrative workload to maintain the licenses. It will also reduce the incentive for brokerages to offer a breadth of services to their clients and remain competitive across the industry not just in one area	10/13/2023 11:00 AM
542	Lower fees	10/13/2023 10:59 AM
543	Only if the costs do not rise	10/13/2023 10:59 AM
544	This sounds like a cash grab to cause someone to have even more licenses with no benefit to the members.	10/13/2023 10:59 AM
545	Include an additional license category for commercial mortgage brokerage.	10/13/2023 10:59 AM
546	Doesn't seem practical	10/13/2023 10:58 AM
547	The current framework works just fine.	10/13/2023 10:58 AM
548	I am not sure this has been fully considered - how many licenses would one person need in the management of property sectors??? And now where is COMMERCIAL CONDOS being addressed. condos are not just residential!	10/13/2023 10:58 AM
549	There is no reason for increased fees for licensing extra regulation current standards if properly executed are adequate	10/13/2023 10:56 AM
550	Each area is specialized	10/13/2023 10:55 AM
551	Just spending more time and resources trying to clean up something that was not done well	10/13/2023 10:55 AM

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from the start. If there is a path forward where the current licensees practicing in these spaces get a license in the new space great but if it is anything like the condo management license mess, please stay out of it.

552	This decision adds more cost and confusion in the industry from the current explanation. I suppose I need more information to have a true opinion.	10/13/2023 10:55 AM
553	Yes, I support this if it does not require us to open multiple brokerages, as indicated above.	10/13/2023 10:55 AM
554	What is the definition of Agribusiness? If I want to represent a seller or a buyer respecting farmland for the purposes of land development, am I practicing in Agribusiness?	10/13/2023 10:55 AM
555	Is RECA asking unqualified licensees to comment on an important issue without proper context? I can think of a number of important questions that would need to be answered before I would feel qualified enough to provide feedback that RECA would, undoubtedly, rely on as "industry consultation and alignment". Example: What effects would being licensed with multiple brokerages have on consumer confusion?	10/13/2023 10:54 AM
556	System is fine as is, extra layers and costs incurred for having to be registered in multiple areas.	10/13/2023 10:52 AM
557	Keep it the way it is.	10/13/2023 10:52 AM
558	By having additional groups this allows for more specific action items and understanding within each new group	10/13/2023 10:51 AM
559	Seems like change for change sake	10/13/2023 10:50 AM
560	What is the issue with the structure as is? The training for residential, commercial, and agri were all very indepth on the topics covered. It looks like a cash grab from the lisenceneing side to get more revenue. Brokers are required to have knowledge of all 3, now we would need to be apart of 3 brokerages to carry those three lisences... 3 times the fees for what in return? If I have issues with my broker regarding questions in any of those catagories, I call Reca. Now I would arguably have 3 different people to talk to and still have reca to fall back on. If there are lisencing issues regarding industry knowledge in any of those three, increase the testing difficulty and increase pre lisencing training programs.	10/13/2023 10:50 AM
561	In my opinion, this would create more work and confusion as now we have to upkeep more than one license, and not to mention the education component.	10/13/2023 10:48 AM
562	I am satisfied with my existing licence	10/13/2023 10:46 AM
563	Creating more complication, bureaucracy and inconsistency.	10/13/2023 10:46 AM
564	Seems like it's just a money grab.	10/13/2023 10:43 AM
565	One license is good for everyone , more different licenses for fee to be paid	10/13/2023 10:43 AM
566	To specialized , your preventing my me to practice in what I have 20 years experience with , and want to charge me to license in each . sounds like a restriction of trade case to me . You Better get a lawyer ready. Leave it as is.	10/13/2023 10:43 AM
567	If reading correctly sounds simpler, and more cost effect for brokage. Fingers crossed that financial break trickles down.	10/13/2023 10:43 AM
568	I believe there's a need for associates to have specialized knowledge in their respective fields. If aligning the licensing framework with the industry council governance structure by creating seven industry sectors and requiring separate licenses achieves this specialization, I understand the rationale behind it. From the residential perspective, certifications in areas like condominium sales are crucial to ensure agents have a deep understanding of specific property types. Similarly, in the commercial sector, each area should have specialized certifications, indicating a higher level of expertise before practicing. Additionally, in commercial transactions where businesses with existing leases are involved, agents should be required to obtain a business broker specialty. This specialization ensures that agents are well-versed in the complexities of business sales, including understanding existing lease agreements. By enforcing these specific certifications, we can elevate industry standards, ensuring a higher level of professionalism and expertise in our field.	10/13/2023 10:43 AM
569	My current license allows me to practice in the categories I have previously chosen in the survey. Multiple licenses and brokerages will definitely result in more work/fees/licensing	10/13/2023 10:42 AM

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requirements/education/time spent away from focusing on my business

570	Why would some of these sectors be separate? For example commercial property management and commercial brokerage? Would that mean that an associate doing leasing and property management could no longer do both under the same brokerage? Or does this only apply to commercial sales? The alternative would be not to separate out commercial as it makes no sense.	10/13/2023 10:42 AM
571	Further "licensing" does not create better agents and support to public sector	10/13/2023 10:41 AM
572	Regardless of the attempt to lower fees at the administration level.. if an agent has to pay brokerage fees at mutple brokerages (the highest fees realtors pay) the costs will make it prohibitive for agents to assist clients.	10/13/2023 10:41 AM
573	I think this could add to the professionalism of each license.	10/13/2023 10:40 AM
574	Real Estate can be one license and Mortgage Broker should a seperate one. Dividing Real Estate brokers in different license segments looks more like a money making plan.	10/13/2023 10:39 AM
575	Higher education pays off. Reward those who accomplish studying and developing their education and learning further so yes I support this. With this, they can indicate this accomplishments/title on their business cards.	10/13/2023 10:39 AM
576	I just finished attaining all sector licenses so I could pursue my broker license there is value in the knowledge and understanding gained from the other areas of study	10/13/2023 10:37 AM
577	not neccessary	10/13/2023 10:37 AM
578	Majority of real estate brokerages in Alberta deal in commercial, rural and residential. There is no reason to divide these up and create more work, confusion and management jobs.	10/13/2023 10:37 AM
579	We agree with the seven sector classifications. Agribusiness is long overdue and finally gives that industry the respect and dignity it deserves. The problem is with multiple licences at multiple brokerages. Who is going to be responsible for what? Finger pointing all around. It also encourages people to practice in multiple areas which is unacceptable from an ethical and practice area knowledge perspective. In short, an agent or broker needs pick one or two areas of practice and needs to ensure that brokerage he or she works at is licensed in those areas.	10/13/2023 10:37 AM
580	Keep the industry simple. You keep regulating for no reason. It's working fine as is.	10/13/2023 10:36 AM
581	Although there will be opportunities for reduced licensing fees, there is no outline on what that will look like. This could get extremely expensive for both a Brokerage and licensee.	10/13/2023 10:35 AM
582	I am concerned with this creating potentially a lot of bureaucracy and increasing license fees	10/13/2023 10:34 AM
583	I don't know if this is really necessary.	10/13/2023 10:34 AM
584	I would also split mortgage brokerage into residential and commercial	10/13/2023 10:33 AM
585	Before any changes to "structure", the entire course NEEDS to be changed to actually give new realtors a fighting chance at actually knowing what they are doing once they become licenced. I have yet to find anyone whether they are new, an experienced agent and or a broker that believes the courses are teaching what is relevant to become a realtor.	10/13/2023 10:31 AM
586	May mean more fees to pay, when a realtor might hold multiple licenses but really primarily deal in just one sector.	10/13/2023 10:27 AM
587	This sounds complicated and expensive.	10/13/2023 10:27 AM
588	The statement: "Currently, individuals can be registered with different real estate, mortgage, and condominium management brokerages if they wish to practice in all three" needs to also align with a brokerages HR and employment policies (Codes of conduct, Conflicts of interest, focus on ones primary line of work, etc.)	10/13/2023 10:27 AM
589	Too many agents that are not properly trained in a specific sector are poorly representing their clients. Proper training should be required in each sector.	10/13/2023 10:27 AM
590	I already have to pay so much to my brokerage. I can't afford to have a living if I need to pay multiple brokerages for each type of licence. This will also affect my business because I'll become more desperate for sales and therefore ruin the integrity of the business. There are so many shady Realtors as is, who really should not have a licence at all. It's too easy to become	10/13/2023 10:27 AM

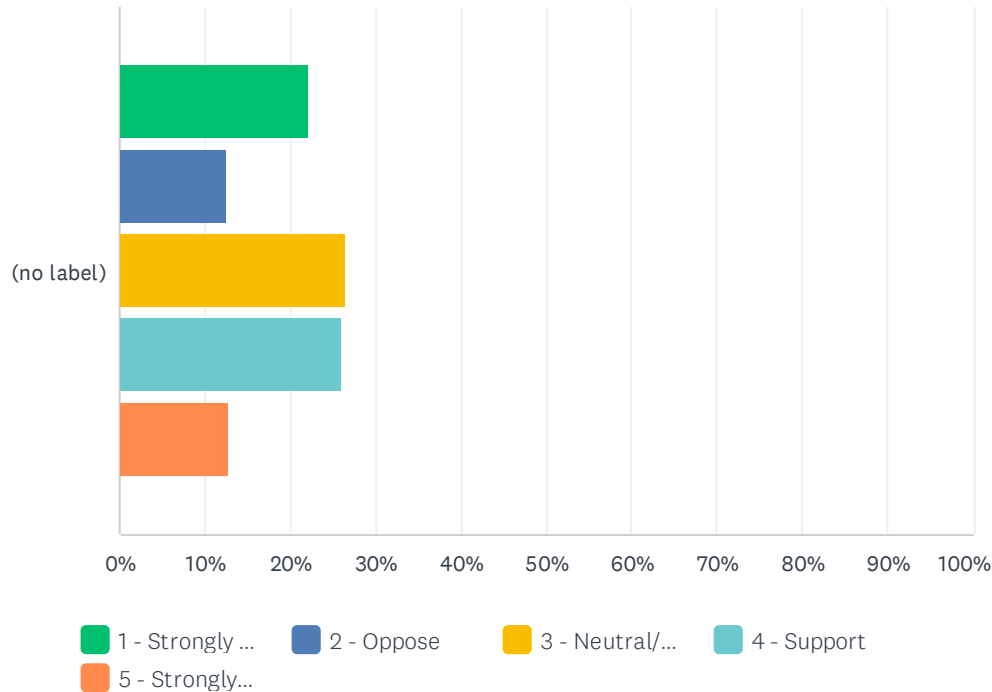
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a Realtor. Focus on having GOOD Realtors and raising the requirements to obtain your licence in the first place rather than these other issues. Put exams in place for people to receive continuous education and to keep their licence. There are also Realtors with 20-30 years of experience who leave no room for younger ones to come into the industry, all while practicing and preaching ideas that are long overdue for a change.

591	Should there be proportional representation dependant on number of members in each sector?	10/13/2023 10:26 AM
592	I would be on board if existing Brokers that have a full license classification (able to trade in multiple areas) are still able to do that OR receive the required education at no cost. Or in line with the years of service that have given them the skills and knowledge to trade in multiple sectors.	10/13/2023 10:26 AM
593	If an associate wishes to work in more than one sector they should be able to do so through a single brokerage, e.g. residential and commercial real estate.	10/13/2023 10:26 AM
594	Seems way more cumbersome and confusing to the public. This definitely does not have the public interest in mind. For example how does a Realtor have one brand and one card if they are licensed through multiple different brokerages for different areas of practice. Seems out of touch with reality.	10/13/2023 10:26 AM
595	There should be a designation for an associate to sell small acreages which is also rural. These properties are not like regular residential real estate and not like agricultural either. Many associates don't know about wells, septic, etc and trade in that type of real estate putting their clients in uninformed situations.	10/13/2023 10:26 AM
596	I like it	10/13/2023 10:23 AM
597	Don't have more layers. Streamline.	10/13/2023 10:23 AM
598	We have realtors who do 3 fields and cause severe damage to those practicing in multiple sectors.	10/13/2023 10:23 AM
599	we have individual license for each category now	10/13/2023 10:18 AM
600	Looks good, doesn't make any difference to my day-to-day so why would i care? I hope this provides better support maybe?	10/13/2023 10:17 AM
601	Current framework functions just fine	10/13/2023 10:14 AM

Q6 DO YOU SUPPORT CHANGING 'RURAL REAL ESTATE' TO 'AGRIBUSINESS' IN THE REAL ESTATE ACT RULES?

Answered: 1,539 Skipped: 13



	1 - STRONGLY OPPOSE	2 - OPPOSE	3 - NEUTRAL/DON'T KNOW	4 - SUPPORT	5 - STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	22.09% 340	12.61% 194	26.38% 406	26.06% 401	12.87% 198	1,539	2.95

#	PLEASE EXPLAIN YOUR REASONING. DO YOU HAVE ALTERNATIVE SUGGESTIONS?	DATE
1	Why does it have to change? I need further explanation from RECA for this.	11/30/2023 9:07 PM
2	This is a good clarification.	11/30/2023 3:56 PM
3	Yes, because it's totally different category	11/30/2023 3:49 PM
4	No Need as not all Rural Real Estate is a business. Business means just that, you are generating an income.	11/30/2023 2:43 PM
5	No this just complicates things.	11/30/2023 2:36 PM
6	I recommend you leave rural in however include ALL acreages in this sector as well and require all to have the agri/rural licence if they want to sell an acreage-WAAAAAYYYY to many agents that have not a clue about acreages-SHOULD NOT BE UNDER RESIDENTIAL	11/30/2023 1:52 PM
7	The current term "Rural" is somewhat confusing as many do not know the difference between country residential and rural. The term "Agribusiness" may create a bit more clarity.	11/30/2023 11:18 AM
8	I oppose I think you just need to clarify the differences.	11/29/2023 4:27 PM
9	hasnt been a problem yet as far i have seen	11/29/2023 4:00 PM
10	There is no need for this change as it does not address that Rural includes County Residential, Recreation and Acreages. Agribusiness could be created to address profit generating farms.	11/29/2023 3:21 PM

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11	As above	11/29/2023 3:16 PM
12	It's a confusing terminology that doesn't define different levels of rural acreages.	11/29/2023 12:36 PM
13	Not a necessary change!	11/29/2023 12:14 PM
14	It does not consider the ownership rules as fas some rural properties being farms, homesteads, leased quater sections, and foreign ownership. Not all Rural is an agribusiness.	11/29/2023 12:12 PM
15	I think the public does understand the difference and we shouldn't use a blanket term.	11/29/2023 12:03 PM
16	Leave it alone	11/29/2023 10:50 AM
17	I believe rural should be a separate class (as it currently is) and that acreages should require a rural license. Rural properties (including acreages) have such different issues that it is frustrating dealing with residential Realtors who don't understand the property and the implications. It is borderline incompetence for some properties and the Realtors who are representing clients in these transactions. Not due to the fault of the Realtor as they are practicing within their license class but because acreages are considered Residential.	11/29/2023 8:31 AM
18	Most people associate rural with living in a non-urban surrounding, not necessarily an operational farm. I think this will keep definitions more clear. Another instance of confusion, for example, is in the Village of Alberta Beach...all properties are classified as rural even though they are located in a townsite. It makes searching for the appropriate property difficult and confusing.	11/28/2023 6:32 PM
19	Better descriptive term	11/28/2023 2:05 PM
20	If it's not broke, doOn't fix it.	11/28/2023 10:25 AM
21	My suggestion is staying with what we have now and doing nothing. We do not need more red tape.	11/27/2023 9:45 PM
22	What is considered to be agribusiness can be a grey area. I know many retired or semi retired farmers who have significantly wind down their farm operation as they age. However, their farms are still income producing at a lower capacity and can be put back into full production. Their value property value would be significantly reduced if we consider those farms residential	11/27/2023 5:27 PM
23	Pillar 9 uses the term Agri-Business and separates it with Residential. They also use the term "Acreage with Residence" in the Architectural Style, along side other types of homes (1 storey, bungalow, bi-level, etc.)	11/27/2023 5:12 PM
24	This hopefully will clear up the confusion. Or perhaps Rural Agribusiness would be more appropriate!	11/27/2023 12:17 PM
25	This will definitely add clarity. Thanks.	11/27/2023 11:44 AM
26	again please do not try to fix what is not broken	11/27/2023 10:26 AM
27	Rural Real Estate is more appropriate as we are more so dealing with Real Estate and not Business.	11/26/2023 1:26 PM
28	I don't even believe you should have a commercial designation to practice selling active farms but no agribusiness is not necessary. Watch if implemented many established in that sector will get the agribusiness license, but not newer to the industry. Why? It makes it hard to enter so why bother.	11/24/2023 5:48 PM
29	I don't see a problem with changing the name.	11/23/2023 4:27 PM
30	This is not necessary at all. It creates additional red tape.	11/23/2023 1:21 PM
31	These two types of practices real estate are intertwined. To attempt to separate them causes all kind of issues. Farmers and agriculture services businesses also have residences integrated into their operation. Agribusiness can include a family farm raising chickens on 20 acres, to a Hutterite colony with 150 homes on the home 1/4 with several thousands of acres of farming. Then next to it you can find an oilfield company running their main office on a 1/4 of agricultural land and a home.	11/23/2023 12:22 PM
32	Rural Real Estate can exist without an Agribusiness Attached to it. Agriburiness can exist as a standalone business without real estate. Suggestion: If it is simply vacant land or actual residences in rural areas, it can fall under residential. If it operates any type of business, it can	11/22/2023 7:39 PM

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fall under commercial. so AGRIBUSINESS/RURAL would be absorbed into either residential or commercial practices.

33	Make sense for the clarification. As a broker, I get asked this question all the time.	11/22/2023 4:26 PM
34	The reason I oppose this is that the wording is deceiving as not all Rural Real Estate is what the public perceive and know as an agribusiness and may not be a business at all. So the Rural Real Estate is a more broad term that can encompass both Rural Real Estate and Rural Agri businesses where the opposite is not true.	11/22/2023 3:57 PM
35	Many realtors obtained their rural license for rural residential acreage sales so now this partitioning will allow those with residential licenses to operate in this industry without the training the rural course requires.	11/22/2023 2:23 PM
36	Is there really a case for this? Is there that much confusion amongst the members or was the changing of the education format by giving learners options instead of teaching them all aspects of real estate the confusion?	11/22/2023 2:05 PM
37	Many properties may have different amount of acres attached to the yard site, which may or may not be used for agriculture. Rural acreage with 2 acres or rural acreage with 40 acres. I think the present licensing works for me and other similar agents	11/22/2023 2:03 PM
38	Hhmm. AgriBusiness has been operating as part of the Rural Real Estate environment for decades. If this is to provide clarity, what of acreages that are not a business? For whose benefit is this change?	11/22/2023 1:49 PM
39	It's not broken.	11/22/2023 12:23 PM
40	Relabelling a sector does not change the purpose of the focus of the industry practice. This will would further complicate and confuse the consumer public.	11/22/2023 11:27 AM
41	The Broker should determine what a associate should be involved based upon their knowledge and experience	11/22/2023 11:21 AM
42	I work in rural, acreage, agricultural, but not agribusiness. More discussion is needed. I recommend consulting specifically with those of us who work in these specific fields. Those who are making these changes are not seeing the entire picture, especially from those who are working in these specific areas.	11/22/2023 11:17 AM
43	I support the change from Rural Real Estate to Agribusiness as long as rules regarding the licence remains unchanged and licensees and those taking their rural licences will have the licence.	11/22/2023 10:56 AM
44	That is more of a name change	11/22/2023 10:26 AM
45	I think there should also be some clarification in regards to development and the final proposed use of the property. A farm being sold to industry or residential being converted to commercial in some way.	11/22/2023 10:23 AM
46	Not all rural properties are an agribusiness.	11/22/2023 9:30 AM
47	I support as it may eliminate the confusion on properties because in Rural Alberta, people have been able to acquire vast amounts of land but it not be an actual farming operation. An example is my husband and myself. We have 160 acres of land but do not have an agribusiness operation, just a wholesome family farm.	11/22/2023 8:24 AM
48	If I understand this change correctly, acreages will be covered under a residential sector while farms will be under the new Agribusiness framework. I agree with this change as the two are very different types of property and require different skill sets.	11/22/2023 5:21 AM
49	It makes no difference if you just change the name	11/21/2023 8:32 PM
50	There are no valid reasons for combining rural with agribusiness. The two are separate and very different. A farming enterprise is a business whether it be operated as a proprietorship, partnership and/or a corporation. Why would RECA want to mix a farming enterprise with those who purchase single family homes on acreages in rural Alberta, for personal purposes? I cannot think of one good reason for doing this other than creating more confusion and BUREAUCRACY. Deal with the real issues in organized real estate. Let me identify a few: [1] poorly trained/educated real estate agents who after several months go into the business writing contracts and performing activities they neither have the background for and/or the	11/21/2023 8:11 PM

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competence. There is no mandatory apprenticeship in real estate. Real estate brokerages do not train their realtors. That is a myth; [2] enforcement of generally acceptable real estate rules, procedures and regulations. As an example, some realtors continue to advertise illegal income generated from illegal suites in an attempt to entice buyers to acquire a property. REIX has clearly indicated in writing [August 2022] that this practice constitutes FRAID. I believe the Competition Bureau would have the same opinion as would law enforcement agencies. Yet, this continues to exist on MLS listings. CREB has been asked to correct this practice however, their BOD refuse to act. Where is RECA in reviewing some of the listings on MLS to identify the culprits; [3] applicability of GST on primarily land holdings continues to be an on-going fiasco. There are realtors who list land parcels that have been held in the same family/ownership for years that continue to state quote: "GST is not included in the price. IF GST IS APPLICABLE, THE BUYERS WILL PROVIDE THE SELLERS LAWYER WITH THE GST VALUE ON OR PRIOR TO COMPLETION DAY". Section 1.2 of the EXCLUSIVE SELLER REPRESENTATION AGREEMENT states: "YOU [the SELLER] MUST DETERMINE WHETHER THE SALE OF THE PROPERTY IS SUBJECT TO GST BY GETTING INDEPENDENT ADVICE. YOU ACKNOWLEDGE THAT NIETHER WE NOR OUR REPRESENTATIVE ARE GIVING AN OPINION ABOUT GST APPLYING TO THE SALE OF THE PROPERTY AND YOU AGREE THAT WE AND OUR REPRESENTATIVE WILL NOT BE RESONSIBLE FOR THE PAYMENT OF GST". This section is very clear. THE SELLER MUST DETERMINE WHETHER THE SALE OF THE PROPERTY IS - SUBJECT TO GST. This is a mandatory requirement to posting a listing. Realtors fail to accept this SELLER RESPONSIBLITY and convolute matter by first, saying GST is not included in the list price inferring GST is in addition to the list price and then say if GST IS APPLICABLE..... What is RECA'S role in this matter. Seems as though it is zero. I have found listing realtors use the quoted phrase as a negotiating item whether or not GST is applicable.

51	Because this is ridiculous. Not all rural listings are agribusiness. Again why would a brokerage want to have a separate brokerage for each license. Or potentially not do that because of cost and lose agents. And again if your brokerage did that - why would you License at many brokerages to offer your clients a full range, while paying extra licensing fees and also brokerage fees at each brokerage?	11/21/2023 7:16 PM
52	Again, there is nothing about this that is helpful to the public.	11/21/2023 3:47 PM
53	Yes, among consumers there I have always had to clarify the difference between the two, would make it easier for everyone to understand.	11/21/2023 3:23 PM
54	I don't think having the two separate is difficult as it separates one from residential and one from more of a business. I'm wondering if the property is not used for business and it is classified as Agribusiness would that affect a residential sale negatively with their taxes at all? I'm not sure how that all works	11/21/2023 2:37 PM
55	works just fine now.... most rural practitioners' now do both Rural residential and land related transactions	11/21/2023 2:21 PM
56	Smaller family farms and hobby farms don't really constitute "agribusiness" which sounds more like commercial ventures to my ears.	11/21/2023 2:06 PM
57	Not if it includes rural residential. I work the acreage market (40,000 residents) east of Sherwood Park in Strathcona County. I prefer the term "rural residential" acreages. The larger parcels (20 to 40 acres) may generate some residual income and I would hope would not be considered a farm because there is small amount of income being claimed ? Is a farm determined by land mass ?	11/21/2023 2:04 PM
58	yes and separate the education requirements from actual commercial real estate. The rural licence as it stands is only a glorified country residential and does not permit the sale of rural real estate sold as a business entity with taxable income.	11/21/2023 1:47 PM
59	Rural / Agribusiness is a more complex matter and I understand there is a different skill set for realtors selling working farm operations of quarter sections, beef, crop, trucking business, logging, gravel extraction, wine and beer production, or vet services. All are very different but already need a commercial licence to sell. Is the licence proposed going to be Agricultural Industry specific for the land, buildings and business? There hasn't been enough background given other than it is confusing. Rural property is used for recreational only to million dollar greenhouse food production so does need some attention, but more information needs to be given to members.	11/21/2023 1:45 PM

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60	Too much overlap from rural real estate to country residential and residential. One licensee should be able to serve the client looking at/purchasing a hobby farm that is deemed agribusiness or a country residential home. You should need to different professionals to serve doing the same thing. Or looking at large houses in the city or the acreages just out of town. Same clients. Makes no sense to have different agents.	11/21/2023 1:43 PM
61	Not a good idea.	11/21/2023 1:34 PM
62	Would help clarify the terminology. Feel most of this issue is due to licensees not doing their due diligence on their scope and the corresponding brokers for guidance.	11/21/2023 1:34 PM
63	I do believe changing Rural to Agribusiness would really clarify and remove confusion among the public and even the industry about what the rural classification entails.	11/21/2023 1:28 PM
64	Most of the properties under rural real estate are residential. Agribusiness is a very small part of it. Why to change? It doesn't make any sense from my point of view. If people working in agribusiness need more education, then they should do it. I am pretty sure that only realtors who know this field well will do this business. There for, leave it as it is. The best you can do.	11/21/2023 1:17 PM
65	Leave As It Currently Is, No Need To Change	11/21/2023 1:04 PM
66	As stated above	11/21/2023 12:43 PM
67	It's fine if the change is in NAME only with zero other implications of any kind, including those members who are currently licensed in "Rural" - are still licensed in "AgriBusiness" in perpetuity	11/21/2023 12:31 PM
68	Why would we?	11/21/2023 12:27 PM
69	I am a newer agent that deals just in residential at this time. I do not know enough to make a decision for a change.	11/21/2023 12:20 PM
70	There are several mistakes being made by what you are proposing. I do read the bulletins put forward by RECA about offenses. I am not sure if they are all provided. If they aren't then that is a mistake by RECA. If they are then it seems to me that you are making a mountain out of a mole hill. It hardly justifies your existence. If there are problems with people that haven't learned about transacting rural real estate let us know about these problems. You are making decisions about multi-licensing when there are clear misunderstandings of the difference between farms and acreages for one. I would be happy to set a curriculum to teach the decision makers at RECA to teach them these basics. I won't be transacting (leases and sales) farms even though I have done so successfully in the past. I will as always over 46 years be transacting acreages. To license me for rural "residential" homes separately is like licensing me separately for transacting gopher hole. You need education for RECA decision makers before you make decisions for the industry you know not of.	11/21/2023 12:04 PM
71	The properties in rural areas may have both residential and commercial aspects. Currently, Realtors are able to focus on real estate matters to serve their buyers effectively. However, with the implementation of the new license structure, there might be some confusion and Realtors will have to be more knowledgeable about business-related information, which is not their main area of expertise.	11/21/2023 11:27 AM
72	It clarifies that rural real estate encompasses business. Makes a lot of sense.	11/21/2023 10:41 AM
73	Most of my business is rural based. I do not see any advantage to changing the name from Rural to Agribusiness. Actually, this only tends to make licensing more confusing.	11/21/2023 10:16 AM
74	Why would you?	11/21/2023 10:13 AM
75	There is zero reason to change this.	11/21/2023 10:13 AM
76	Not required.	11/21/2023 9:58 AM
77	There is too much overlap between what can potentially be a farm or a property to be used solely as a residence. This seems like it will cause more problems than it will fix. It puts agents at risk of being in contravention of their licensing allowances, based on a yet to be determined interpretation if a property they are showing is agri business or residential. (many acreages can be both) It also makes it extremely difficult for a client to have to use one agent to show half of their properties, and another agent to show the other half based on if a property may be considered agribusiness or residential. Then only one agent gets paid and the other worked for free. Or if a negotiation needs to take place between the two agents to each get half	11/21/2023 9:39 AM

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regardless, this is significantly inferior to the existing process, of one agent representing their client well.

78	This question is vague, is this just a name change or is there a definition change. I do not see an explanation on the above.	11/21/2023 9:01 AM
79	Rural real estate does not always equate to a farm or business. Rural real estate is mainly acreages between 2-5 acres. Changing the name to 'agribusiness' is misleading and incorrect.	11/21/2023 8:32 AM
80	The delineation between residential and agribusiness is not clear. Small acreages and hobby farms should still fall within the residential real estate arena. Agribusiness should be restricted to commercial venture properties and/or rural properties that fall into a specific size above "acreages" and hobby farming. (e.g. 50+ acres)	11/21/2023 8:30 AM
81	Not all rural real estate dealings are AGRI business deals, so again, I think it is wasting time, energy and monetary resources that could be used elsewhere.	11/20/2023 7:50 PM
82	Possibly would agree if hobby farms could remain as residential. Many acreages could be considered agribusiness which would then require a different license, this would be a negative to those practicing residential real estate. There needs to be clear parameters on what constitutes agribusiness.	11/20/2023 4:36 PM
83	Many/most rural real estate are not agribusiness. Giving it that designation brings into it tax implications - confusing!!	11/20/2023 3:55 PM
84	There is much confusion between Rural Real Estate, Agricultural Real Estate and Country Residential Real Estate better clarity in these three areas is definately needed.	11/20/2023 3:54 PM
85	All the consumers & Industry members are familiar with Rural Real Estate. There is no such need to change this to Agribusiness.	11/20/2023 3:40 PM
86	It's not necessary	11/20/2023 3:34 PM
87	Don't want to divide in two parts or rename.	11/20/2023 3:34 PM
88	Don't care	11/20/2023 3:33 PM
89	As above	11/20/2023 3:31 PM
90	I never had confusion with this term so I am Neutral	11/20/2023 3:20 PM
91	THIS IS A SIMPLE NAME CHANGE THAT WONT CHANGE HOW RURAL DEALS ARE COMPLETED. ANY CHANGES SHOULD HAVE A POSITIVE EFFECT THIS IS JUST A RENAMING OF THE SAME INDUSTRY.	11/20/2023 2:28 PM
92	Better training tools to create a clearer understanding of the differences is sufficient. Perhaps an income generating rural property better discloses the licence requirements.	11/20/2023 2:02 PM
93	I think Rural Real Estate to me means country residential, acreages etc. Agribusiness means land that has livestock or farming	11/20/2023 1:47 PM
94	Not required - already an area of practice.	11/20/2023 1:40 PM
95	Not every farm is an operating business. Again, this would just create unnecessary confusion on many levels.	11/20/2023 1:27 PM
96	Makes sense.	11/20/2023 1:27 PM
97	No. Fine the way it is.	11/20/2023 1:13 PM
98	Ensure clear definitions surround "country residential".	11/20/2023 1:03 PM
99	Support just changing the name. Do not support a separate license class	11/20/2023 12:59 PM
100	The notes indicate that the confusion is that RECA understands 'Rural Real Estate' to be property primarily used for farming. (Meaning, farms.) 'Farm' might be a more appropriate replacement? Rather than a word most will google to understand what it means.	11/20/2023 12:59 PM
101	I'm not sure where this puts Country Residential - which is more like Residential	11/20/2023 12:53 PM
102	Leave everything alone. We've had enough changes in the last four years on this planet, including this messed up country. We don't need you guys messing More.	11/20/2023 12:01 PM

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103	Yes, this is the most common area of confusion within the industry. lots of miss information and incorrect assumptions on number of acres or similar "rules" as to what defines rural or country res. I think putting all acreage for residential use as "residential" with providing competent service as always.	11/20/2023 11:01 AM
104	Agribusiness should require both a rural license and a commercial license. Period. It requires both specialties. Creating a new specialty is redundant. While you're at it though, make it so that city agents can't sell rural property. As a rural agent, it is frustrating to see the lack of expertise permitted to sell rural. I don't have an answer on how to fix this, but I do see a problem with it. I'm constantly having to mentor agents through rural transactions that they shouldn't be doing in the first place.	11/19/2023 7:09 PM
105	In my opinion I think Rural Real Estate should be more specialized, you need a lot of rural knowledge to do justice to persons looking to buy or sell rural properties.	11/16/2023 4:48 PM
106	If it isn't broke why fix it.	11/16/2023 3:17 PM
107	Agribusiness is simply a better description of the area.	11/15/2023 1:17 PM
108	Same reasons as above.	11/15/2023 11:32 AM
109	this will allow for more grey area when it comes to rural. already have enough issues with residential licensed agents being able to sell rural. why create more issues.	11/15/2023 11:16 AM
110	The name is more specific to the variety of properties & Clients that would be served.	11/14/2023 10:00 PM
111	Rural real estate sounded very confusing before; I didn't realize the difference until I took the course. In public's eyes this will be much more clearer. So will be in industry member's eyes.	11/14/2023 10:05 AM
112	offers clarity	11/13/2023 8:26 PM
113	It makes sense	11/11/2023 11:41 AM
114	Keep it as is	11/9/2023 4:40 PM
115	More Education for Industry members is what is required to understand the classification of what an associate is licensed for and what they can sell or buy for the consumer. Same goes for the Correct classification that the land should be listed for. It should NOT be Permitted that you can list a parcel of land with a residence on it under Country Residential in Paragon and then in Private remarks all offers are to be submitted on AGRI Paperwork. Or at times the associate does not even mention it until you are calling them to present the offer. Education and Regulations and enforcement will improve and enhance the associates and the consumer of our industry. As well minimize the number of Case Studies of Associates wrong doings.	11/9/2023 1:55 PM
116	I don't care	11/9/2023 1:52 PM
117	There is much confusion amongst realtors right now of what they can and can not sell under the residential license; for example recreational quarters, country residential acreages with a substantial amount of land. By changing the clarification to be income producing or not will help streamline.	11/8/2023 3:52 PM
118	I can't see any downsides but again would like to hear some discussion first	11/7/2023 1:35 PM
119	I feel this is just a name change but those working in that sector may feel different. It may be more than just a name change to them so I defer to those specific individuals for some better feedback.	11/7/2023 12:24 PM
120	No because Rural can be Country Residential, Recreational, Vacant land regardless of size and so many more classifications. A vacant lot selling in a Country Residential subdivision for the first time has GST applicable and would fall into 'Agribusiness' according to the new licencing, yet the same vacant lot selling in a subdivision for the second time to another purchaser has no GST applicable, therefore it falls into a 'Rural' designation. Same parcel, two different designations. It simply does not work. I suggest Rural properties, anything not located in the City, stay Rural regardless of whether it is a vacant lot containing .5 acres or a vacant parcel that is 160 acres. The knowledge that goes along with Rural designation is the realtors knowledge of utilities, crops, livestock, easements and right of ways. The question of GST should not determine whether it is an 'agribusiness' or a 'rural' property, that area should always be referred onto a lawyer or accountant by both the Buyers and Sellers for clarification, not leaving GST up to a Real Estate Agent to determine or not.	11/7/2023 11:48 AM

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121	This is an extremely unrealistic proposal. Not good for the industry at all.	11/7/2023 8:16 AM
122	This seems to better describe non-residential type rural properties.	11/5/2023 10:35 PM
123	This just seems to be just a licensing name change	11/5/2023 4:20 PM
124	I currently am licensed in Rural and have done many Country Residential deals - this may affect my licensing moving forward as this is not my primary source of business however I do enjoy it and would like to continue having the option to sell in this Sector moving forward. It will all depend on pricing and Brokerage options as to whether or not this would be a possibility.	11/3/2023 10:48 AM
125	This would be clearer.	11/3/2023 9:45 AM
126	Reasons too numerous.	11/3/2023 9:11 AM
127	A small hobby farm vs a business farm should not be placed under the same category	11/2/2023 5:05 PM
128	We would just be creating more bureaucracy	11/2/2023 4:00 PM
129	I sell rural houses in communities and rural subdivisions and small acreages. It is NOT AG LAND. Again just another money grab. A 4 acre parcel with a house is not agriculture, you are trying to force a square peg into a round hole.	11/2/2023 3:08 PM
130	Country Residential should still have separate training as this is different from Residential	11/2/2023 2:39 PM
131	I don't believe changing the wording changes anything. It's fine the way it is.	11/2/2023 1:14 PM
132	I advocate for a focus on education rather than the creation of a seventh licensing sector. Micromanaging the self-regulated industry by further dividing brokerages, brokers, and industry members into additional sectors is unnecessary. The information provided in the discussion paper can be made more accessible by updating the RECA 'for consumers' website with clear and plain language explanations, accompanied by illustrations. Additionally, leveraging resources like Service Alberta Consumer Tips bulletins can help disseminate vital information effectively	11/2/2023 1:10 PM
133	It appears more clear.	11/2/2023 11:04 AM
134	Needs to be better defined. Is a property that is zoned CR regardless of how it's being used be okay for a residential agent to sell? All Ag zoned would be considered Ag-Biz? Hard to answer without the additional context.	11/2/2023 10:46 AM
135	Not all Rural properties are viable or active agri-businesses; therefore I feel 'Rural Real Estate' is more adequate and more inclusive of the various types of Rural real estate properties we have in Alberta.	11/2/2023 9:20 AM
136	On the basis of clarity, it is not unreasonable. To be used as a dividing issue, it is not realistic.	11/2/2023 12:59 AM
137	Yes, the distinction between acreage properties that require a residential vs. rural license has never made much sense to me and have never received a clear answer from anyone on this so 100% this change makes sense to me. There should be very clear distinctions between what classifies as each category. Everything other than a true farm should be able to be sold by residential realtors.	11/1/2023 8:54 PM
138	I think it's fair to want a different class for farm/agribusiness but residential rural does require different knowledge and experience than standard residential so if there was going to be a change, I think residential rural should still have its own class that describes it - rural residential for example.	11/1/2023 6:58 PM
139	We do not work in this area and therefore would defer to those who do. Perhaps a size limit on the # of acres a property is to better define if it is a residence or a farm?	11/1/2023 12:37 PM
140	This clarifies the differences in rural residential and rural commercial.	11/1/2023 9:06 AM
141	What has required this? Have there been many issues?	10/31/2023 10:12 PM
142	Rural real estate covers everything as not every large piece of property falls under the newly proposed Agribusiness	10/31/2023 4:07 PM
143	This language change does make the lines between rural acreages and agricultural business better defined, I support this change for clarity.	10/31/2023 2:56 PM

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144	In my opinion, the term agribusiness describes that particular area of the industry in a more accurately manner.	10/31/2023 12:41 PM
145	I don't care what you call it, but there needs to be a clear definition of what rural and residential licenses are allowed to do.	10/31/2023 11:04 AM
146	Agribusiness should suggest Business for sale	10/30/2023 9:54 PM
147	It is unnecessary as the distinctions between practice areas are already defined. Any future requirements for licensing can be addressed by additional education requirements.	10/30/2023 4:17 PM
148	Vacation homes seem to be more aligned with residential than rural/agribusiness, with agricultural properties being a different model altogether.	10/30/2023 2:35 PM
149	What difference does a name make?	10/30/2023 12:21 PM
150	I believe that a lot of people are confused if they are allowed to sell an acreage, or a farm. So making it more clear to the industry can't be a bad thing.	10/30/2023 10:17 AM
151	No material difference, so not time and money well spent.	10/29/2023 1:05 PM
152	Rural is well known as a description and covers much broader than the new title.	10/28/2023 1:15 AM
153	I agree with RECA's rationale	10/27/2023 4:32 PM
154	Yes. This term represents it much better I feel. We often use Country Residential purchase contracts for acreages that are just being used as homes. Agribusiness and ag contracts make much more sense for that specific reason.	10/27/2023 12:00 PM
155	Again I don't see how this will benefit us Realtors or the public and it's perception of us and our sector. I am against the overregulation of our industry and I strongly disagree.	10/27/2023 11:26 AM
156	Agribusiness should be completely separate from any residential real estate. At present we have realtors selling Rural Residential who don't know really what its about lets not make it worse.	10/27/2023 11:12 AM
157	It sounds like it will reduce confusion. As someone who has looked at rural properties for clients, there is grey area. To avoid trouble for myself and clients, clearer lines would be appreciated.	10/27/2023 10:56 AM
158	Dividing rural further I see confusing the consumer. There will always be a few properties that would be hard to distinguish. Lenders already have their definitions how many acres they lend comfortably or they require different lending qualifications. Why complicate it?	10/27/2023 10:33 AM
159	Rural should not be agribusiness. Agribusiness should remain only for 40+ acres with income generating land. We have a large county with many rural properties that are residential/rural and not agribusiness and there is a huge difference in how they should be represented	10/27/2023 10:23 AM
160	What about Rural residential? Rural real estate is often not agribusiness. How about true Agribusinesses being covered under Commercial real estate?	10/27/2023 10:17 AM
161	I believe this should be a class of its own-with more focus on Agriculture Sectors as a whole. I have completed this course but do not feel I would be properly equipped to sell a farm, as opposed to selling acreages.	10/27/2023 8:46 AM
162	Agribusiness does define more of what this licence would entail over the current Rural Real Estate.	10/26/2023 4:20 PM
163	A clarification has been needed for a long time	10/26/2023 3:21 PM
164	Just because they are larger parcels does not mean that they are Agribusiness Makes more sense to leave this a rural Real Estate and change name of country residential acreages	10/26/2023 3:21 PM
165	More clarification and definition is what is needed to explain the difference between residential and rural real estate. A name change is not clarifying the difference only causes more confusion. Perhaps going with revenue Canada's definition of what the difference is should be adopted into the language for clarification.	10/26/2023 3:15 PM
166	Somewhat but do not want to have to change brokerages	10/26/2023 2:03 PM
167	LEAVE WELL ENOUGH ALONE. STOP SCREWING WITH A GOOD SIMPLE SYSTEM	10/26/2023 1:33 PM

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168	The current description is comprehensive.	10/26/2023 12:58 PM
169	Agribusiness is a more clear term that outlines more specifically what the AG license allows real estate professionals to do. As well as that from the public's perspective, rural would mean "anything outside of city limits" which is obviously not the case for the rural license.	10/26/2023 10:15 AM
170	Or similar wording. Many agents/brokers misunderstand "acreages" and rural	10/26/2023 9:54 AM
171	My license allows me to practice in multiple sectors today and, at a minimum, this authority should be retained without having to qualify for multiple additional licenses.	10/26/2023 9:41 AM
172	I can see how the public might be confused on what rural means.	10/26/2023 12:44 AM
173	STRONGLY OPPOSE THE CHANGE	10/25/2023 5:06 PM
174	Yes but included all rural. Anything with a well and septic should be a different designation.	10/25/2023 5:03 PM
175	I agree - and better define what constitutes agribusiness. Agriculture farming vs hobby farming? House on many acres of land that is being rented out to a farmer? Max number of acres for Country residential?	10/25/2023 3:44 PM
176	Not all rural properties can be described as "agribusiness" an unnecessary change	10/25/2023 3:31 PM
177	Opposed to new sector Agribusiness - makes no sense at all. First, if realtors are confused on what forms are required maybe they should NOT be selling or listing agriculture. Second, to help with forms, we should have clarification/definition from Revenue Canada on what number of acres constitute a farm.	10/25/2023 2:32 PM
178	No, I dont support this. It's fine the way it is.	10/25/2023 1:56 PM
179	Not all rural real estate is business and therefore, the name is confusing at best, misleading at worst.	10/25/2023 1:47 PM
180	This makes sense as I agree farms are different than acreages and the distinction should be more clear	10/25/2023 1:35 PM
181	Not my area of expertise	10/25/2023 1:32 PM
182	Agribusiness is no more identifiable than Rural Real Estate.	10/25/2023 1:27 PM
183	I do believe that if agents/brokers are dealing in rural real estate they should be knowledgeable about agribusiness	10/25/2023 1:27 PM
184	TWO VERY VERY VERY DIFFERENT SECTORS. Says right in your titles. Rural, versus agri business.	10/25/2023 1:20 PM
185	Acreages and agriculture are 99% located out of a municipal setting. They are in county jurisdictions. This would become to confusing and cause unnecessary discrepancies.	10/25/2023 1:08 PM
186	I'm not sure this will make much of a difference.	10/25/2023 1:01 PM
187	If this is the case - agents should be given the option to complete their commercial designation 'at cost' - under a grandfather program.	10/25/2023 10:27 AM
188	NO. Again, complicates things, confuses the public, puts added pressure on brokers.	10/25/2023 10:19 AM
189	Why?	10/25/2023 9:14 AM
190	Is this just renaming the sector? If there are no other changes proposed, I don't think it really matters what you call it, they both get the point across.	10/24/2023 10:33 AM
191	Farm knowledge is not the same as acreage/residential knowledge and realtors should have more knowledge when they are selling a farm.	10/24/2023 10:28 AM
192	I think this area requires special knowledge and skills and is different than other types of real estate.	10/23/2023 9:56 PM
193	Keep the same.	10/23/2023 8:14 PM
194	Licensed realtors are already involved in a very small part of agri business transactions, needless complications with no benefit to any party	10/23/2023 6:02 PM
195	I don't operate in the space, but again this seems to be a needless change that doesn't add	10/23/2023 4:31 PM

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any benefit to the public, which is part of RECA's mandate is it not?

196	these are de3cidedly different areas of practice	10/23/2023 3:09 PM
197	Rural Real Estate has many different types. To suggest a Residential House on a 3 acre property is the same as Agribusiness or a 40 acre property is not accurate. The difference does not warrant a different license but is a different property. But to also say that a house on 3 acres is the same as a house in Edmonton is also inaccurate. A house on 40 acres could be similar as a house on 1.5 acres. But the Land use could be different. For some it is a house on 40 acres of bush and for another its a house on a 40 acre business selling Corn for example. There are so many different aspects to the Rural. But I do agree there are too many "City" Realtors that do not understand the Acreage Residential and should not be selling acreages. But to set apart different Licenses becomes too confusing. In my Area(Parkland) you need to be a part of all aspects of Real Estate.	10/23/2023 1:58 PM
198	There is no need to change the program. The current system works good.	10/23/2023 6:45 AM
199	This change makes sense to clarify that rural real estate is in fact for agribusinesses and not residential acreage properties.	10/22/2023 3:10 PM
200	Rural Real Estate and Agribusiness are different fields and should no be lumped together	10/22/2023 12:26 PM
201	Consistency with experience.	10/22/2023 11:18 AM
202	NO, Rural Real Estate and Agribusiness are two different things. Define where commercial transactions start and residential rural ends.	10/20/2023 8:16 PM
203	I think rural means exactly that "Rural" no need to change	10/20/2023 7:41 PM
204	I think this is a much needed clarification.	10/20/2023 7:27 PM
205	There are a lot of moving parts if you will in regards to trading in rural properties. In the past I have seen issues created by realtors who dabbled in rural sales because of the commissions. This change I would hope will leave the trading in rural properties to the educated professional.	10/20/2023 4:06 PM
206	This is understandable, to create a more clear understanding of the different between residential country real estate and agribusiness.	10/20/2023 10:18 AM
207	Not necessary at all.	10/20/2023 9:27 AM
208	Rural real estate can be bare land. Cow animal operation, large farm leased our varieties	10/20/2023 9:11 AM
209	The current sectors work just fine. See my above comment.	10/20/2023 8:36 AM
210	Rural Real Estate looks more meaningful so I strongly oppose the changing.	10/19/2023 6:22 PM
211	Depends on how you define it, Rural can still be properties that are strictly residencial and Agi Business for actual running farms.	10/19/2023 4:51 PM
212	It would make more sense for RECA's definition of Rural Real Estate to be updated. Agribusiness in both the public and licensee view is just that - Agricultural Business. Why not redefine Rural Real Estate as an Acreage Property of 2+ acres that contains a Septic and/or Well. For example, Springbank has co-op water but the properties have a septic system, so you would not want a rural property to have to include both septic and well. Agribusiness really should be an entity of it's own as you have to have a very clear understanding of business, tax laws, etc to sell a "farm".	10/19/2023 3:45 PM
213	I do not work in this field and do not have any option on the matter.	10/19/2023 3:13 PM
214	Rural and Agribusiness should be separate categories as I feel like more training is required for rural properties but still fall as a sub category of residential	10/19/2023 1:41 PM
215	NOt so sure. Agribusiness is a vast field. Agribusiness can come in handy within city limits too for many Businesses. Rural is rural and business should come under commercial.	10/19/2023 12:56 PM
216	I do not see what is the confusion is about. "Some" confused individual are not represeting "majoiiry" Maybe educating the public what is rural real estate should be AREA's goal.	10/19/2023 11:25 AM
217	Not all rural real estate considered to be Agribusiness, only where land actively farmed. Bad change.	10/19/2023 10:51 AM

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218	No, those are two absolutely different things.	10/19/2023 10:18 AM
219	quit trying to stop realtors from doing bussiness. you have become a over bearing over governing nightmare	10/19/2023 10:01 AM
220	If Rural is changed to agribusiness, and a residential real estate agent is no longer allowed to sell a rural property for residential purposes, I oppose. If they are still able to, then I support	10/19/2023 6:50 AM
221	This will confuse the public even more. You can't compare a rural condo that's on the edge of the city with a chunk of land 1 hr out. It needs to remain around the intended use or acreage land size. When I say intended use it needs to be substantial income, too. Not just an annual 10k from renting out a field or selling some chicken eggs. If gst numbers don't kick in until 30+k then use an income that is similar to other legislation around income.	10/19/2023 5:58 AM
222	unnecessary	10/18/2023 6:07 PM
223	Agri Business is part of Commercial and really not rural	10/18/2023 4:06 PM
224	I don't have an opinion on this.	10/18/2023 3:49 PM
225	Without adding additional categories, I believe this could help differentiate between rural (country residential) and agricultural.	10/18/2023 2:41 PM
226	Yes - makes it clearer - assuming residential acreages / bareland is a separate distinct category	10/18/2023 12:43 PM
227	Selling land vs a dairy operation have significant intricate requirements than those simply selling a home outside of density urban area.	10/18/2023 12:38 PM
228	Rural is not a farm business. Rural can include a hobby farm where it is not a main income business.	10/18/2023 12:17 PM
229	Again, when I took (and paid extra for) my rural education I was under the impression that this was to actually deal in country residential. I don't necessarily agree that a regular residential licence should apply to country residential, there is much more to land use, well, septic, etc that is not known by 'city' realtors, nor is it discussed (to my recollection) outside of the rural education. Giving every 'city' realtor, or urban realtor, the right to sell acreages, seems a step backwards. My preference would be to have 'rural' include country residential, and the education be tailored to that also, and leave the residential licence to homes without these extra issues.	10/18/2023 11:57 AM
230	Unless there is a serious issue with current framework, why change?	10/18/2023 9:59 AM
231	Rural could mean an acreage which is under residential. Changing it to Agribusiness clarifies it a little better	10/18/2023 9:42 AM
232	Makes sense	10/18/2023 8:54 AM
233	Rural Real Estate (including Country Residential Properties and land subdivided to become Country Residential property) and Agribusiness are quite different from each other. One focuses on a residence while the other focuses on the products produced on the land.	10/17/2023 10:32 PM
234	Changing to agribusiness is different but no clearer.	10/17/2023 5:00 PM
235	Was it causing confusion. The next Board or group who comes in will change it again. Leave it alone	10/17/2023 4:01 PM
236	I agree that it is confusing to licencees and the public as to what falls under rural and this may help that. However I do think clear boundaries need to be made and licencees need to be made aware of what those are, no matter if this change happens.	10/17/2023 3:57 PM
237	See above	10/17/2023 1:58 PM
238	I agree with the new agribusiness brokerage category and it replacing the 'rural real estate' practice area. The rest of the categories overlap already and don't require separate industry sectors.	10/17/2023 1:03 PM
239	Why do this? Who is this benefitting?	10/17/2023 1:02 PM
240	There is no confusion with the Rural RE term. The change will limit the ability of agents to explore new areas of business as it becomes more complicated. Less is more!	10/17/2023 11:25 AM

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241	Rural does not always equal agricultural business.	10/17/2023 9:33 AM
242	I agree that some professionals are not clear on this practice area, especially those who have not completed the rural real estate training, and this name change would help make things more clear to them.	10/17/2023 8:09 AM
243	It is more accurate and clear to the average person	10/17/2023 8:07 AM
244	Just as per GST, you are asking a realtor to determine the valuation of a property by income garnered by that property regardless of what else might take place at that property. It is up to a seller and his/her accountant to determine valuations regarding GST etc and I think our current liscence is adequate and serves all of us well. An acreage that has a well, septic field is no more complicated or less complicated than a farm and we would still require those knowledge areas to sell those properties. A farm is simply a larger operation.	10/16/2023 8:06 PM
245	It's not rocket science. Why split it off?	10/16/2023 5:37 PM
246	Are you absolutely kidding me So if you want to be a broker you now have to go back to school to take a fundamentals a practice and a broker's course this feels like a cash grab	10/16/2023 4:03 PM
247	Who really cares - again, dumb licensees. And, I'm pretty certain that rural landowners aren't necessarily in the business of agriculture - or, do you plan to set up yet another sector of real estate sales? The fact that one licensee can be licensed in multiple sectors or just one, will create confusion in brokerages and the industry in general. It will be a case of 'who's on first'!	10/16/2023 3:34 PM
248	Would make it easier to determine what licensees can and cannot do if they don't hold a rural license.	10/16/2023 2:33 PM
249	As above	10/16/2023 1:58 PM
250	Not every rural property is a Agri business	10/16/2023 1:48 PM
251	Should stay as is. If people are confused then they shouldn't practice in that sector.	10/16/2023 1:45 PM
252	see above but also that those selling residential rural farms, etc. should not be in the practice of selling large tracks of land for commercial uses unless they are qualified to do so	10/16/2023 1:26 PM
253	See above. Shouldn't be separate.	10/16/2023 12:54 PM
254	makes sense	10/16/2023 12:46 PM
255	I personally think that name is confusing. I would assume it means running a business in the country. I would rather see "Acreages/Farms"	10/16/2023 12:43 PM
256	Agri business sounds like Ag only whereas it also includes acreages correct?	10/16/2023 12:42 PM
257	I think I would need a better understanding of this before deciding for or against.	10/16/2023 12:02 PM
258	totally no. Rural is not agricultural. Farms are. Have a farm distinction if you must.	10/16/2023 11:25 AM
259	If it helps clarify the meaning, then sure.	10/16/2023 11:22 AM
260	There is a difference in agri business and rural real estate...not all rural real estate is agri business.. most is country living	10/16/2023 11:01 AM
261	Rather than rebranding into what sounds like the sale of farms, ranches and other agricultural business, educate and inform licensees on what their current license covers. Further, it would become equally confusing if rural/acreage properties became agribusiness.	10/16/2023 10:37 AM
262	There are lots of properties that are on large acreage's but do not have an agri-business component to them. This needs to be clarified. Size should not matter.	10/16/2023 10:06 AM
263	Makes a lot of sense since rural areas have so much agricultural land.	10/16/2023 9:52 AM
264	They are not the same thing.	10/16/2023 9:37 AM
265	Again, this seems like work that is not needed. I have never struggled once with knowing the limits of the areas i am allowed to practice	10/16/2023 8:09 AM
266	Changing the name does not change anything.	10/16/2023 7:10 AM
267	I have no experience in this sector.	10/16/2023 6:35 AM

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268	I'm not familiar with this niche.	10/15/2023 7:48 PM
269	there is a difference between rural and agriculture and the license should reflect that	10/15/2023 6:57 PM
270	Not all rural real estate is business. This would create more public confusion	10/15/2023 4:15 PM
271	I think changing it will neither be an advantage or a disadvantage.	10/15/2023 3:53 PM
272	Rural real estate is not Agribusiness. Yes much of it is, but if somebody purchases 80 acres does that make it Agribusiness and not residential if no business component. I am licenced for residential, rural, and commercial so am unaware what limitations there are on all areas. Commercial seems to be straight forward where alot of Realtors aren't licenced and choose not to. I think most are both Residential and Rural. I think if any changes we need to avoid any confusion as there is with Municipalities (Towns and Countys) on how they classify things, and then this is how Realtors list it for designation, and then of course the challenges on what the zoning is when it comes to the lenders.	10/15/2023 3:41 PM
273	Yes, it's clear and makes much more sense.	10/15/2023 2:35 PM
274	Chang to - "Agricultural Real Estate" this defines cultivating the soil, producing crops, and raising livestock to the public and industry members	10/15/2023 2:12 PM
275	I have to oppose this until I have more information. What is your definition of Rural Real Estate? Does that include Residential Acreages? Is there a certain acreage size? Raw land? I had thought when this was first addressed a number of years ago it was required to have an additional designation for Rural Real Estate to practice in this area to find out it did not apply to smaller acreages. That was a disappointment since even small size acreages are complex with septic, wells etc. This is defiantly a problem in my opinion the lack of knowledge is unbelievable, Realtors not knowing.	10/15/2023 1:09 PM
276	There is a vast difference between a residential rural property that has a small tree farm for tax purposes and a huge conglomerate multi faceted agri-business. I do not think it serves the consumer to lump all rural together.	10/15/2023 11:03 AM
277	I feel either one is equal a good name.	10/15/2023 9:39 AM
278	I sell acreages. Why should these be considered the same as farm land?	10/15/2023 8:28 AM
279	I don't practice in this field so I can't answer.	10/15/2023 6:33 AM
280	I don't work in this industry so I don't have an opinion.	10/14/2023 11:35 PM
281	Acreage purchase is different then farm. VERY DIFFERENT	10/14/2023 11:00 PM
282	I have enough trust in the community, that they can make the distinction.	10/14/2023 9:35 PM
283	would residential rural fall under residential real estate brokerage?	10/14/2023 6:28 PM
284	What is RECA's role? Protecting the public? Changing the name or rural real estate to agribusiness will only confuse the public that are trying to buy an acerage with some form of farming, not the main use, to determine if it's "rural or residential" currently, a property like this could be put onto 2 different contracts. Now it could be in two different licenses? Seems like an unnecessary change	10/14/2023 3:48 PM
285	Again what are the benefits?	10/14/2023 2:29 PM
286	An argument can be made that is there is residential on the "farming" part of the property, regardless of size of the property. Rural - Agribusiness/farming (as a sub-classification) would allow all rural properties to remain under the rural classification. Changes to clarify the type of rural should be sub-classifications.	10/14/2023 2:25 PM
287	Yes, I think it is a completely different and more involved real estate transaction than acreages and residential	10/14/2023 11:13 AM
288	Do not do very much of either.	10/14/2023 11:07 AM
289	As a residential licensee, I am able to sell acreage properties with a home. This would significantly impact my ability to do so, needing another license.	10/14/2023 10:54 AM
290	Quit making changes to justify your job.	10/14/2023 10:54 AM

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291	This is already defined. Each REALTOR® and broker understands what Rural Real Estate is because you have to be licensed to sell. This is already a separate license.	10/14/2023 10:49 AM
292	Does this work anywhere else.	10/14/2023 10:29 AM
293	agribusinss will not cover what is done in rural areas . this is stupide	10/14/2023 10:18 AM
294	Although I do agree there is some confusion in the industry with regards to what rural real estate is versus country residential, I don't believe agribusiness is the right terminology either. There will still be confusion around smaller farms and hobby farms that may be used for a smaller amount of revenue or that could move back and forth between personal use or a smaller farming operation which is where the majority of the confusion would lie currently. I don't believe the term agribusiness will eliminate the confusion so not sure it's worth the change. I think educating the brokers and realtors would be more effective.	10/14/2023 10:14 AM
295	If you are speaking of rural residential, or acerages, these aren't agribusiness. They're a lot more like residential than farm.	10/14/2023 9:58 AM
296	It's just a word. It would depend on the extent of the changes.	10/14/2023 9:52 AM
297	Does this mean that i would need to register with a brokerage that has this? Or can my current brokerage supply this.. not enough information.	10/14/2023 9:46 AM
298	Same as above!	10/14/2023 9:38 AM
299	There was no disclosure on if this would follow the CRA rules for Agri business or if we would follow the past rules, or make up new ones. I would need more information to support this.	10/14/2023 9:29 AM
300	Real estate agents cannot be proficient in selling farms when their main business is residential. The CE can then be more specific to each license.	10/14/2023 9:22 AM
301	Agribusiness is more akin to commercial real estate than rural. Farms are a business, as are many other businesses that reside outside of a municipality: Water, drillers, cemeteries, golf courses etc.	10/14/2023 9:18 AM
302	AgAIN I WOULD SAY THE INDUSTRY SHOULD STUDY ALL AREAS BEFORE MAKING A CHANGE.	10/14/2023 8:37 AM
303	Do not fully understand the rationale. Residential Acreages align with urban residential however farms/ranches align more fully with commercial. A Residential acreage is not generally an agribusiness. Further subset, Rural residential & Rural commercial may be more appropriate.	10/14/2023 8:35 AM
304	I don't think all rural clients are business clients and a lot of rural clients can be residential clients as well	10/14/2023 8:28 AM
305	As long as there are clear definitions of what a rural residential vs agribusiness property is, I believe this would help.	10/14/2023 8:23 AM
306	It removes the confusion	10/14/2023 8:04 AM
307	Agricultural property requires a completely different scope of knowledge than residential. Soil types, crop yields, price per acre, etc. aren't an issue on residential properties Rural acreages can be included in this category as they are closely related in that they have similar sewer, water and gas challenges as Ag property.	10/14/2023 7:02 AM
308	I agree it is confusing for public and honestly many realtors	10/13/2023 11:48 PM
309	I dot see much difference, just a name change	10/13/2023 11:12 PM
310	Yes but this it should be folded into the commercial license and there are a lot of similarities like feasibility study, environmental studies and businesses being sold with the property. But all licenses that are currently rural are automatically moved to Agribusiness. But I still feel if you have your rural/agri the at you should also have your commercial license. So this could be added after to give three years for other to gain their commercial and or rural/agri as a blend. For those that have both already would take a simple refresher course.	10/13/2023 11:11 PM
311	it is just a title.	10/13/2023 10:59 PM
312	Doesn't really affect me.	10/13/2023 10:49 PM
313	In rural business communities where 1/3 of the acreages are part of residential sales market	10/13/2023 9:51 PM

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this will hurt those starting out in rural areas and have 0 bearing on anyone practicing in cities. It's already hard to get a business established in a rural community and this will make it even harder

314	It's appearing as just a name change which again is leading to more costs just to change the wording and really nothing else	10/13/2023 9:45 PM
315	You need to define 'agribusiness' in more detail.	10/13/2023 8:53 PM
316	There are too many crossovers between rural and residential	10/13/2023 8:46 PM
317	This will open doors to all those who really have grip on Agribusiness and a seperate course can be run for this type of licensing	10/13/2023 7:54 PM
318	Why change something that currently works	10/13/2023 7:49 PM
319	I don't see that your reason provided is enough to warrant a change.	10/13/2023 7:41 PM
320	Keep it simple.	10/13/2023 7:26 PM
321	Leave it the way it is. Why do you need to change it ?	10/13/2023 7:23 PM
322	t's ridiculous that a person should have to pay multiple brokerages to maintain multiple licenses. One brokerage should have the ability to manage all sectors.	10/13/2023 6:48 PM
323	do not practice in this area	10/13/2023 6:38 PM
324	Makes absolutely 0 sense does not eliminate confusion will just continue to have many agents unsure and the public wondering what is the difference.	10/13/2023 6:37 PM
325	Rural Real Estate may or may not involve business.	10/13/2023 5:54 PM
326	Mind you I am still learning but as someone studying for my commercial license along side holding my residential, my understanding is agricultural falls under commercial as it involves a farming business and rural is more large parcels of land.	10/13/2023 5:21 PM
327	It's more aligned with what really happens. You don't seem land only, most of the times it's a business operations using farm land.	10/13/2023 5:21 PM
328	I don't know enough about the agribusiness to provide an educated opinion.	10/13/2023 5:17 PM
329	This is fine with me	10/13/2023 5:11 PM
330	There is a HUGE difference between selling Country Residential "acreage" properties, and an actual working agri business, and agents should not be required to have an "agribusiness" license to sell rural property that is primarily for residential purposes.	10/13/2023 4:34 PM
331	I think people understand what Rural means....what is agribusiness? Doesn't sound like real estate...sounds more like a farm equipment sales.	10/13/2023 4:34 PM
332	I think one of the biggest confusions is what consitutes Country Residential vs. Rural. Real life seems different than what was taught in school. Does Country Residential fall into new proposed Agribusiness? That would be important to understand.	10/13/2023 4:30 PM
333	Not familiar	10/13/2023 4:21 PM
334	Agribusiness for residential real estate only serves to confuse and confound the public even more. agribusiness would seem to suggest there is a business or commercial operation being run on agricultural real estate. "Business" should not be used as a moniker for generic acreage or rural ownership. Split residential real estate off on its own from commercial rural ("agribusiness")	10/13/2023 4:21 PM
335	This simple small change albeit minor, I'm sure is a waste of significant amount of resources, time & not to mention money in doing so for such a simple wording change. Put this money time and effort into improving things for your licenses not causing them to also have to change a lot of their legal documentation to adhere to this naming convention change resulting again in wasted time, resources and money, that I'm sure they could put towards others areas of building their businesses.	10/13/2023 4:10 PM
336	The public is NOT confused. Also, this verbiage leans more toward a commercial tone, and that is strongly specific to one aspect of rural and de-clifies the other types of rural properties	10/13/2023 3:45 PM

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that the current verbiage encompasses. Again, this is an example of bureaucratic waste. If it ant broken don't fix it.

337	I have no opinion on this matter as I am not a rural real estate licensed agent.	10/13/2023 3:37 PM
338	I'd like clarity first-is selling a rural residential property (say a house with 2 acres, no business) agribusiness? If so, I don't like that. If agribusiness is limited to large tracts of rural land and farmland with businesses, then yes.	10/13/2023 3:36 PM
339	Having too many sectors will create a lot of confusion and waste of time for brokerages	10/13/2023 3:32 PM
340	Agribusiness to me is more of a farm or running a business from your property versus a rural property can be an acreage, country recreational, etc.	10/13/2023 3:20 PM
341	works fine the way it is.	10/13/2023 3:18 PM
342	Agribusiness to farming - providing that "rural" pertaining to country residential is still captured by the residential liscence.	10/13/2023 3:16 PM
343	Because all rural properties are not agribusiness. Is the intent to lump all residential together? Whether they have different qualities that a current rural licensed associate would need to know (sumps, wells, outbuildings etc) or are we calling anyone that lives on an acreage an "agribusiness"? This is unclear.	10/13/2023 3:16 PM
344	.	10/13/2023 3:15 PM
345	I do not have enough experience in this area to have an opinion on this matter.	10/13/2023 3:14 PM
346	Where would country residential fall? Or rural that is not business?	10/13/2023 3:09 PM
347	Agribusiness is a more fitting term that will sew less confusion	10/13/2023 3:03 PM
348	I believe that muddies the waters. Very few rural properties are businesses most are acreages. I think they should be separate.	10/13/2023 2:58 PM
349	No Reason to change the name if it doesn't need to be changed. Many people purchase rural properties that are not business-related and do not make an income on it, why change the name to agribusiness.	10/13/2023 2:57 PM
350	Yes as long as residential acreages (1-80 acres with no farming operation) and a residence on the them are still 'Residential'.	10/13/2023 2:53 PM
351	Maybe the city realtor might understand the difference.	10/13/2023 2:39 PM
352	Listing and selling commercial farms (i.e. over 40 acres or over 160 acres) should be classified as Agri-Business while Rural Real Estate should refer to any type of rural acreage property that can be residential, condo, commercial, recreational, etc. RECA must keep our industry titles clear so that the public is not confused.	10/13/2023 2:25 PM
353	To big a section of our industry not to be separated.	10/13/2023 2:22 PM
354	In the current curriculum, country residential was included in the rural real estate course, how would this affect the teachings? There was a lot of pertinent information provided in the course for country residential that aligned in this course.	10/13/2023 2:20 PM
355	Condominium Management should include commercial as there are commercial condominiums	10/13/2023 2:06 PM
356	If I understand this correctly - this is to more clearly communicate who is properly licensed to handle a transaction of a an acreage (which might be mistaken as rural real estate) and a genuine agri-business? If so - I think this makes sense.	10/13/2023 2:05 PM
357	It should be RURAL	10/13/2023 1:53 PM
358	I agree with that however i still find this area grey and more clarification is needed as to exactly what properties would require this license.	10/13/2023 1:52 PM
359	Makes sense, doesn't it?	10/13/2023 1:51 PM
360	The two often go hand in hand, so I like that. I think there needs to be more in that sector, so I like this.	10/13/2023 1:45 PM
361	Would this require re-licensing for Those that already have rural?	10/13/2023 1:43 PM

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362	Agri defines the category so much better	10/13/2023 1:37 PM
363	Not all rural are Agribusiness	10/13/2023 1:34 PM
364	I have no strong feelings towards this change, but "Agribusiness" seems to be a bit of a buzzword will the term still be relevant in 5 years?	10/13/2023 1:34 PM
365	Only if I don't have to redo any licensing since I just got my rural license.	10/13/2023 1:34 PM
366	Rural real estate isn't just for agricultural business	10/13/2023 1:29 PM
367	I do not understand the implications of a change like this, but I feel separating agribusiness may be overkill.	10/13/2023 1:26 PM
368		10/13/2023 1:21 PM
369	Income producing farms need a separate licensing structure from residential acreages.	10/13/2023 1:17 PM
370	per above	10/13/2023 1:17 PM
371	Agribusiness is different than acreages. I am in agreement.	10/13/2023 1:17 PM
372	Agribusiness doesn't make sense for any of the rural residential properties. What category would rural country residential then fall under?	10/13/2023 1:01 PM
373	As long as rural that is not agri-business is included in residential and the income is the defining factor for the property classification.	10/13/2023 12:57 PM
374	Most rural real estate involves a degree of agribusiness	10/13/2023 12:56 PM
375	Current operations are not impacted by this sector.	10/13/2023 12:52 PM
376	This will clearly define this sector without confusion of acreage properties or rural properties that do not operate a farm business.	10/13/2023 12:50 PM
377	Rural Real Estate is the right term to keep. Rural Real Estate covers all facets of "Rural" real estate. There is more to rural Alberta than just agriculture.	10/13/2023 12:46 PM
378	Same reason. Will make the licensee's area of practice more clear to the consumer.	10/13/2023 12:44 PM
379	i support some change for sure. However, not enough info on how it effects to make a decision. are you referring to a residential acreage under agri business or operating farms and farm land?	10/13/2023 12:43 PM
380	I can't say that changing rural to agribusiness is needed as I do feel the more main stream rural Sales are country residential and vacant land but I do see that agriculture business is much more complex than a typical rural transactions .	10/13/2023 12:33 PM
381	To go one step further, adding a resale condo real estate as it's own sector would go a long way to improve the current negative perspective of the condo industry.	10/13/2023 12:30 PM
382	It differentiates between rural residential and rural commercial	10/13/2023 12:29 PM
383	The name itself will help more agents understand the difference between country residential vs. rural.	10/13/2023 12:23 PM
384	The concern would be residential licensees who could sell rural properties, not having a full, complete knowledge of rural infrastructure. Such as septic, water sources, wetland set backs and so on.	10/13/2023 12:14 PM
385	This seems to be a problem for city brokerages as most rural brokerages understand the differences.	10/13/2023 12:13 PM
386	Not all rural estates are agribusinesses.	10/13/2023 12:09 PM
387	Not all rural is agribusiness. Two very distinct industries. Perhaps all rural should be a separate license. Agents that work predominantly in the city often don't have a clue about acreage living.	10/13/2023 12:04 PM
388	Agents can sub specialize.	10/13/2023 12:04 PM
389	Why there be renaming ? What is wrong with current name- please explain ? Is there hidden agenda behind ?	10/13/2023 12:01 PM

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390	The general public knows what rural real estate is. They do not know what Agribusiness includes	10/13/2023 12:00 PM
391	As someone licensed in both residential and rural, having a clear differentiator will help the consumers understand the difference in practices.	10/13/2023 11:54 AM
392	Rural is more general, and not most of rural is agribusiness. So I don't this this is necessary.	10/13/2023 11:51 AM
393	It makes it more clear. Sometimes it gets confused with residential acreages.	10/13/2023 11:50 AM
394	In terms of changing the name, Rural causes great confusion. Selling farming operations should be called Agribusiness. I strongly agree.	10/13/2023 11:43 AM
395	I'm indifferent to this, either is fine.	10/13/2023 11:40 AM
396	I agree with this, it is always a confusing line between rural and country residential.	10/13/2023 11:40 AM
397	I don't practice rural or agri real estate, so it doesn't directly affect me.	10/13/2023 11:38 AM
398	Not my field.	10/13/2023 11:38 AM
399		10/13/2023 11:38 AM
400	I believe this will eliminate confusion as some people think you have to have a rural license to trade in rural residential (acreages)	10/13/2023 11:37 AM
401	As stated above, by changing all rural to agribusiness, it's overkill for smaller acreages like those in Springbank where the footprint of the house and driveway take up a large chunk of the parcel anyway and fences probably not allowed or at least are highly architecturally controlled - where no one would ever think of raising cattle.	10/13/2023 11:36 AM
402	Not sure why that would be necessary	10/13/2023 11:31 AM
403	I do not support including Rural Residential in an Agribusiness group. If Rural Residential can be included in regular residential, then to have an Agribusiness class is appropriate.	10/13/2023 11:30 AM
404	Most people understand rural. If they don't, they will understand even less with "agri...."	10/13/2023 11:30 AM
405	I do agree there is a lot more knowledge required in this field of business'.	10/13/2023 11:29 AM
406	Why, it doesn't make sense to do so.	10/13/2023 11:29 AM
407	Again, there is such a mixture in rural real estate I have been in this business since 1987, and it just continues to get more bureaucratic with more challenges with boards and expenses	10/13/2023 11:24 AM
408	WE JUST REQUIRE BROKERAGES TO MAKE SURE THAT NO ONE WORKS OUTSIDE OF THEIR LICENSED AREAS AND NOT OUTSIDE THEIR AREAS OF KNOWLEDGE.	10/13/2023 11:23 AM
409	If the acreage listing is under 10 acres then keep it residential but if it's over 10 acres then it can be classified as a hobby farm and should be under agri business.	10/13/2023 11:22 AM
410	I don't think Residential Realtors should be selling any property outside a city, town or hamlet. Turning rural into "Agri business" doesn't make sense either. The real problem is city realtors selling acreages of any size. They are not experienced to do so and this lack of regulation puts the public at great risk and damages the reputation of Rural Realtors. As a Rural Realtor I am expected to know what I'm doing and I can sell large parcels. There are so few "Agri businesses" that sell that we don't need a separate sector designation. Many city realtors aren't comfortable doing any rural anyways so why allow them to sell rural? Reca could protect the public by making sure that Rural actually means rural and not whatever the city realtors think it means.	10/13/2023 11:22 AM
411	Acreages are not going to be "agribusiness" almost all of the time. It is a waste of time and effort to take, what is essentially a residential sale, and turn it into something it's not. If they want to run a business on their land that is separate issue for the purchaser to pursue after the transaction. People who want a "agribusiness" will make it known and search out properties that match that criteria.	10/13/2023 11:21 AM
412	I agree this would eliminate confusion.	10/13/2023 11:21 AM
413	I believe that the two areas are quite different and need specific expertise in each sector, thus having rural associates practice in an area they are unfamiliar is not fair to the consumer and	10/13/2023 11:20 AM

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may cause misrepresentation.

414	There is a vast difference in the property aspects and values, such as water rights, oil wells, wind or solar projects on ag land that one who gets involved must need to know over and above what knowledge is needed in acreage sales	10/13/2023 11:19 AM
415	No need to change the category, the agent knows if they can seek the property based on their licence classification.	10/13/2023 11:18 AM
416	This would definitely help licensees understand what license is required for various types of rural property.	10/13/2023 11:18 AM
417	it will be easier to differentiate	10/13/2023 11:16 AM
418	How do you define non Ag acreages.?	10/13/2023 11:15 AM
419	What about acreages? Are they going to be in the same category as rural properties? Does it mean that realtors will need a separate license to deal with acreages? This change may be supported only if the residential acreages are left in the sector of Residential Real Estate and this change doesn't require another license for practice.	10/13/2023 11:13 AM
420	As you said, this is a name change only.	10/13/2023 11:11 AM
421	I agree as long as there is a distinct definition of what is country residential verses small farm real estate. That is, will the definition be based on numbers of acres or if a portion of the land is used to create income such as leasing out 15 acres of a 20 acre parcel for hay or cattle.	10/13/2023 11:10 AM
422	Most rural property is nothing to do with 'agribusiness' which I would suggest is a Farming type operation.	10/13/2023 11:09 AM
423	Rural Real estate should be anything outside of a Municipal border, (city, town, village, hamlet, no if's, no what's and no when's). We are a mainly a rural brokerage, but do a lot of homes in the municipal territories, a few realtors come from the city out to the rural areas and stop in our office for information on septic systems, water wells, etc. We spend between 45 minutes to over an hour going over this information because they don't have a clue about any of it. This is why i believe that rural real estate should include all properties outside of a municipal setting. If you only have residential, you can't sell outside of a municipal setting, we are not doing the buyers any favours by sending them out to a rural setting and the buyers know more about the rural property than the Realtor does.	10/13/2023 11:09 AM
424	Where do you draw the line?? It seems as though this has more to do with making money off licenses than it does protecting anyone. Not all rural is business. Not all acreages are on wells, cisterns and septic systems. What about the rural where you can have one or two horses per land use bylaw. Does that make it Agribusiness ?? In the 28 years I've been doing this job I feel this is one of the oversteps , that will be reversed in 2 years. Like when they couldnt make up their mind and changed contracts every year or so in the late 90's and 2000's. Who and how do you come up with these ideas.	10/13/2023 11:04 AM
425	There is ongoing confusion about what "rural" real estate is, and I believe agribusiness more accurately defines this.	10/13/2023 11:03 AM
426	Changing the name, doesn't change the understanding. If the public doesn't understand that is a failure by the Agent/Licensee to educate their client. if the Agent/Licensee doesn't understand that is a training failure by the Broker and RECA. Additional training and marketing is easier solution.	10/13/2023 11:03 AM
427	My question is why?	10/13/2023 11:02 AM
428	This would bring greater clarity to properties that are agricultural and give a stronger definition of what is defined as farming as many licensees often question what they are able to list and sell.	10/13/2023 11:00 AM
429	See above.	10/13/2023 11:00 AM
430	Lower fees	10/13/2023 10:59 AM
431	If it means that associates with basic real estate licenses cannot sell rural/ ag properties I am in agreement . Issue now is residential and rural real estate are combined. They shouldn't be. Rural and Ag business should be combined. And a separate license to be obtained by an associate.	10/13/2023 10:59 AM

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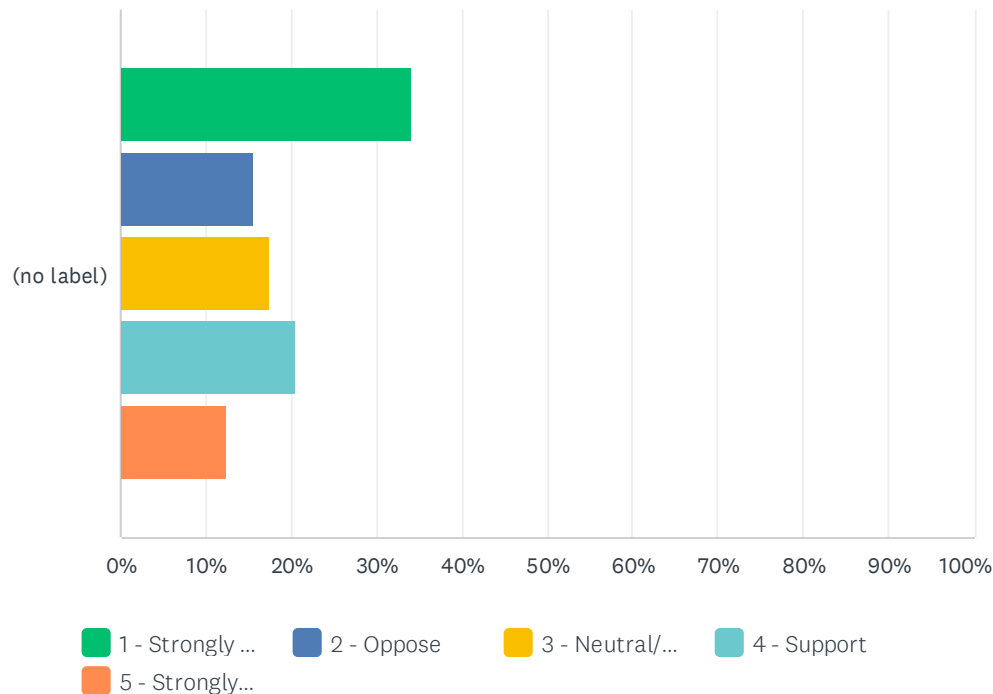
432	Would people with their rural designation be grandfathered in?	10/13/2023 10:58 AM
433	Confusing. Be more explicit. Is 160 acres of rural land an agribusiness even if nothing is happening on it? It sounds like a license to sell a business, not real estate.	10/13/2023 10:58 AM
434	I am not involved in this sector and have no reason to comment on it.	10/13/2023 10:58 AM
435	This is a waste	10/13/2023 10:56 AM
436	No benefit	10/13/2023 10:55 AM
437	Rural real estate is self-explanatory. We go off highest and best use; agribusiness would add more confusion.	10/13/2023 10:55 AM
438	Recommendations make sense.	10/13/2023 10:55 AM
439	Unclear definitions	10/13/2023 10:55 AM
440	I encountered the confusion multiple time with my associates so this change would be great to have.	10/13/2023 10:53 AM
441	Agribusiness? What is that? Rural Real Estate is much more clear and straight forward.	10/13/2023 10:52 AM
442	Not involved with this so no real opinion although rural may not necessarily be agribusiness which in turn causes confusion - perhaps there should be different segments within agri	10/13/2023 10:51 AM
443	Does not lead to any clearer understanding of the business or the reason we need the change.	10/13/2023 10:50 AM
444	Not sure of the problem that your solving with this one.	10/13/2023 10:50 AM
445	The clarification is needed.	10/13/2023 10:46 AM
446	Unnecessary. An over-complication with additional bureaucracy.	10/13/2023 10:45 AM
447	Rural/ acreage properties and Agriculture (farms go hand in hand) If Im showing a client acreages and they want to stretch it out to a farm . Your telling me I can't do it . You better have grandfather clauses for the experienced realtors .	10/13/2023 10:43 AM
448	Don't understand enough to say. However, I have heard it translated that I won't be able to sell residential outside of town until I study dirt? If this is correct I would strongly disagree.	10/13/2023 10:43 AM
449	I believe it's important to distinguish between 'rural real estate' and 'agribusiness' in the Real Estate Act rules. Rural real estate can encompass various types of properties located in rural areas, including agricultural land. While agricultural land may be part of rural real estate, it's not the sole component. Rural properties can include residential homes, recreational land, and other non-agricultural spaces. Similar to my previous stance on residential and commercial real estate, I advocate for specialized certifications within each category. Having distinct certifications for rural real estate and agribusiness would ensure that professionals in these fields have specific knowledge tailored to their respective areas of expertise. This approach would contribute to a higher level of professionalism and competence within the industry, benefitting both real estate professionals and their clients.	10/13/2023 10:43 AM
450	There is no explanation as to what this means.	10/13/2023 10:42 AM
451	This is ridiculous.. If I already have a residential license.. I should not have to hang another hat at another brokerage.	10/13/2023 10:41 AM
452	Selling an acreage is not at all like selling a farm business	10/13/2023 10:40 AM
453	I think of farmland when I see "Agribusiness" it may be misleading to use this term.	10/13/2023 10:40 AM
454	The money it cost for a name change does not make sense to me.	10/13/2023 10:39 AM
455	I think its very differentiating using the word Agribusiness. I support this.	10/13/2023 10:39 AM
456	not neccessary	10/13/2023 10:37 AM
457	I presume this is to distinguish agriculture business operations from 'hobby farms'.	10/13/2023 10:37 AM
458	Why bother? Just another huge cost to change it for no real added value.	10/13/2023 10:37 AM
459	This is long overdue and finally affords the industry the respect and dignity it deserves.	10/13/2023 10:37 AM

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460	I like the name change.	10/13/2023 10:36 AM
461	This verbiage helps with clarity with both industry members and consumers	10/13/2023 10:34 AM
462	I would like to see more established guidelines in this area. For example who can practice in what. Restrictions in writing offers under someone else's license but the associate that is unlicensed in that area is the only one dealing with the offer needs to stop. This is a problem in Ag and Commercial contracts. Also a clear definition on what is/what is not ag. Is it strictly land size, based on whether it is income producing/GST applicable. etc.	10/13/2023 10:34 AM
463	Some people might want a "rural" property but have zero interest in "agribusiness". Seems silly to make that leap between rural real estate and agribusiness.	10/13/2023 10:33 AM
464	Yes - I believe this to be more clear.	10/13/2023 10:32 AM
465	Well sometimes I sell rural properties. As long as licensing doesn't incur more costs but designation i would support. Otherwise not sure.	10/13/2023 10:32 AM
466	No! Another waste of time and money to change a name.	10/13/2023 10:31 AM
467	Further clarifying the difference between Country residential and ag business is great.	10/13/2023 10:30 AM
468	It makes sense to redefine rural real estate since many rural properties can be dealt with under the residential license, but the term agribusiness sounds like slang to me. I'd like a more professional title for it.	10/13/2023 10:27 AM
469	I don't think changes are required again will cost money and then fees go up	10/13/2023 10:27 AM
470	Rural real estate like acreages are large county lots should be different than selling farm land and "agribusiness"	10/13/2023 10:27 AM
471	Not all rural real estate is agriculture, could be confusing to the consumer	10/13/2023 10:26 AM
472	Makes sense.	10/13/2023 10:26 AM
473	I am not sold on the need for this change but along #4 there should be consideration on the existing licensed agents that are able to trade in Rural to be able to trade in Agri without cost.	10/13/2023 10:26 AM
474	The term Agribusiness is too specific and implies farming only.	10/13/2023 10:26 AM
475	There should be a designation for an associate to sell small acreages which is also rural. These properties are not like regular residential real estate and not like agricultural either. Many associates don't know about wells, septic, etc and trade in that type of real estate putting their clients in uninformed situations.	10/13/2023 10:26 AM
476	The change is not necessary, country residential should not be incorporated into agriculture business as it has no business being there.	10/13/2023 10:23 AM
477	.	10/13/2023 10:17 AM
478	Leave well enough alone.	10/13/2023 10:17 AM
479	Its not always an agri business	10/13/2023 10:14 AM

Q7 DO YOU SUPPORT ALLOWING LICENSEES WHO HOLD LICENCES IN MULTIPLE INDUSTRY SECTORS TO REGISTER WITH DIFFERENT BROKERAGES FOR EACH SECTOR, SHOULD THEY CHOOSE TO?

Answered: 1,544 Skipped: 8



	1 - STRONGLY OPPOSE	2 - OPPOSE	3 - NEUTRAL/DON'T KNOW	4 - SUPPORT	5 - STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	34.20% 528	15.54% 240	17.42% 269	20.53% 317	12.31% 190	1,544	2.61

#	PLEASE EXPLAIN YOUR REASONING. DO YOU HAVE ALTERNATIVE SUGGESTIONS?	DATE
1	Were practicing active Realtors involved in these decisions?! How does this make any common sense. This is going to be so cumbersome to consider joining multiple brokerages, let along the legal implications, the marketing cost to belong to more than one brokerage, the additional COST to join more than one brokerage. I can't see how this makes any logical sense on how we operate as Realtors and Brokerages.	11/30/2023 9:07 PM
2	I suppose it could work if their primary brokerage does not offer the sector they wish to pursue. Sounds like it opens a can of worms for liability and confusion for the public.	11/30/2023 4:20 PM
3	This is likely to prove confusing to members of the public.	11/30/2023 3:56 PM
4	Who will be responsible to supervise the realtors if he registers at different companies with different standard .	11/30/2023 3:49 PM
5	No, That's a disaster waiting to happen. Realtors have enough hard time working for just one brokerage let alone being registered many others. Where's the loyalty with the brokerage that your are registered with.	11/30/2023 2:43 PM
6	To me this seems useless & maybe a money grab. You're trying to complicate matters when	11/30/2023 2:37 PM

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there aren't issues.

7	This is a tough one, when a realtor has obligations to advertise multiple brokerages its become confusing to the public. If there is a solution to this obligation then I would suggest that yes infact it is a good idea	11/30/2023 2:36 PM
8	have you thought this through???? THIS IS LUDICROUS!! the liability-the paper trail-who does conveyancing -fees- the consumer confusion-LIKE really!! BAD IDEA!!	11/30/2023 1:52 PM
9	No way on the face of the planet would I have someone who was licensed at another brokerage be licensed at my brokerage at the same time. Two big Issues are: marketing problems brokerage confidentiality	11/30/2023 1:07 PM
10	This would coincide with my reasoning that an associate hold ONE license that would include the multiple sectors an associate may hold. I feel allowing an associate to register with different brokerages would overly confuse the consumer.	11/30/2023 11:18 AM
11	This would be very confusing for the public as well as the real estate sector itself.	11/30/2023 7:13 AM
12	This proposal will likely create confusion for both realtors and the public. Imagine a realtor's name associated with 7 different brokerages, each requiring distinct marketing materials visible to the public, including business cards. Picture a realtor handing a client 7 different business cards just for an introduction! This scenario is both amusing and illogical, adding unnecessary confusion. I truly don't understand the rationale behind considering such a bizarre idea. Also, it's important to note that the insurance industry operates differently and shouldn't be compared directly to the real estate industry.	11/29/2023 4:27 PM
13	would be total confusion i think	11/29/2023 4:00 PM
14	Licensed Agents should align themselves with ONE Brokerage for Broker oversight and transparency.	11/29/2023 3:21 PM
15	This is a terrible idea - which broker will be responsible for the licensee???	11/29/2023 3:16 PM
16	Chaotic, confusing	11/29/2023 2:21 PM
17	Creates conflict of interest and confusion for the consumer as well as associates as to which policies and systems are required or adhered to	11/29/2023 12:36 PM
18	Public would be very confuse as one agent may have different license with different brokerages	11/29/2023 12:18 PM
19	For one agent to work for different brokerages and with different licenses again muddies the water so much! Let alone the cost and advertising, etc....	11/29/2023 12:14 PM
20	No this is not organized. To use the legal profession for example, would it make sense for a lawyer to be with Law firm x for family law, Law firm A for criminal and so forth? That would seem to be irresponsible and foolish to the legal industry and public. Regardless of where the lawyer is practising in the province.	11/29/2023 12:12 PM
21	Confusing to the public, easy for agents to get confused in what rules apply for which brokerage or board. Absolutely not.	11/29/2023 12:03 PM
22	I agree only separating property management from res/com real estate	11/29/2023 11:58 AM
23	If this was to be passed I strongly believe it opens legal challenges and breach of confidentiality issues.	11/29/2023 11:26 AM
24	Leave it alone	11/29/2023 10:50 AM
25	As an agent I do not want to put myself in a situation where I could inadvertently jeopardize my clients confidentiality and trust or my brokerage for that matter. I also believe that for rural agents it can cause geographical issues if an agent is required to seek out more than one brokerage to work for.	11/28/2023 6:32 PM
26	Again, this sounds like it would be more confusing for the public/consumer.	11/28/2023 2:30 PM
27	I am not sure how this would work from a supervision standpoint for each of the individual brokers that a prospective multiple licensee would encounter, I think there would need to be clarification around this	11/28/2023 2:05 PM

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28	That's ridiculous	11/28/2023 10:25 AM
29	Although I support this. It does not mean I support this 7 sector proposal. I do NOT support the proposal for the 7 sectors. We need a simpler system.	11/27/2023 9:45 PM
30	REALTORS under the umbrella or more than one brokerage ... that's asking for trouble. Which broker/brokerage is ultimately responsible for monitoring activities of that REALTOR. Sounds like RECA is asking for trouble.	11/27/2023 8:28 PM
31	This can be beneficial for everyone, the licensee and the consumer as being apart of an office brings more understanding of the current market and each market in Alberta can vary so much compared to eachother.	11/27/2023 5:12 PM
32	I don't support the separation of sectors	11/27/2023 2:34 PM
33	Sounds like a logistical nightmare. Potential for Cross Brokerage confidentiality concerns.	11/27/2023 10:26 AM
34	Seems like it would be tough to administer a licensee registered with more than 1 brokerage.	11/27/2023 12:00 AM
35	I do not see a harm in this whatsoever other than providing licensed individuals to generate more income as all brokerages are adhering to strict RECA rules.	11/26/2023 1:26 PM
36	I think this could cause confusion for the public and therefore am against that.	11/24/2023 5:48 PM
37	I don't know why a broker would want to allow that as it sounds like a liability for them.	11/23/2023 4:27 PM
38	I strongly oppose the entire initiative.	11/23/2023 12:22 PM
39	Brokerage A sharing an agent with Brokerage B Can drastically complicate business models, confuse members of the public, and increase conflicts of interest.	11/22/2023 7:39 PM
40	This will create confusion for the consumers as to which broker the licensee belongs to. Should an issue arise, which brokerage/broker is to address it. Often if a licensee is practicing in multiple sectors, their advisory/services are not clear -cut as to what that belongs to--> as a residential licensee or a property manager. Allow licensee with multiple brokerage will be very confusing for the general public. Does he/she need to carry multiple business cards? Different lawn signs?	11/22/2023 4:26 PM
41	This will be complicated and limit multiple licenses per Realtor because of eventual cost and cumbersome renewals, producing less inclusivity and a less rounded professional with fewer crossover referrals within a brokerage.	11/22/2023 3:57 PM
42	This is causing more division in the industry. This will make the monitoring of associates very difficult. As an associate I just don't see the reasoning for this change.	11/22/2023 2:52 PM
43	This is a ridiculous proposal.	11/22/2023 2:05 PM
44	RECA has very strict advertising standards making sure the brokerage they work for is up front in bold so the public won't be confused and belonging to multiple brokerages will create more confusion.	11/22/2023 2:03 PM
45	Wonderful idea. All I envision from this are legal issues. What's that expression? One cannot serve two masters? How about three? Even better!	11/22/2023 1:49 PM
46	This would be hugely confusing to the public.	11/22/2023 1:03 PM
47	This will cause confusion and could have serious legal implications.	11/22/2023 12:23 PM
48	This practice would create increased issues with conflicts and confuse the consumer public as to an industry professional having multiple brokerages. This increases an administrative burden upon brokerages to manage industry professionals and given the differences in styles of managerial processes between brokerage would increase risk of misunderstanding of practices by industry professionals. (i.e. an industry professional making claim that something is not done by one brokerage so it should be the same at another brokerage they are licensed under)	11/22/2023 11:27 AM
49	It would be like working for 2 different companies...	11/22/2023 11:21 AM
50	This seems really strange to me.	11/22/2023 11:17 AM
51	This will create confusion and a he said/she said situation. 1 brokerage per person. If your	11/22/2023 10:56 AM

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brokerage does not support licences you hold you must find one that does.

52	I am concerned with the privacy of the people. If you end up with cross overs which will happen privacy will be compromised. Not a good idea at all. The first and most important thing to outsiders/customers is their privacy.	11/22/2023 10:26 AM
53	Should not be able to if the original brokerage carries both or Original Brokerage should have the ability to approve or release the agent doing so. It will be difficult to oversee and manage licensees when they are working in different offices as well as the liability if something was to go wrong and there is any grey area as to which brokerage it should fall to.	11/22/2023 10:23 AM
54	Why would that be something that makes sense	11/22/2023 9:30 AM
55	I don't understand how branding would work, or the different agencies. Having multiple brokerages for one agent could be a conflict of interest. What happens if one brokerage is common-law another is designated? I think this would cause a lot of confusion, paperwork could get messy, and potentially opens the risk of mistakes.	11/22/2023 8:49 AM
56	I don't support because my concern is that there will be issues with the individual licensee and the brokerage(s) they work for. I believe it to be best to ensure the Brokers are licensed in all sectors (as they are now) and an associate works for 1 brokerage. I think this may cause trust issues, favoritism, and the possibility of having to choose between brokerages/brokers/other associates will create more tension among an already cutthroat industry.	11/22/2023 8:24 AM
57	Multiple brokerage registrations is overly complicated. No benefits to creating more complicated paperwork.	11/22/2023 8:22 AM
58	This will create confusion for the public rather than protecting them.	11/22/2023 5:21 AM
59	This will only create chaos and confusion for the industry and the public. Will someone advertise their residential services with RE/MAX and their commercial with Avison Young? That makes no sense, how confusing! Keep it the same as current with each Realtor just being with one brokerage	11/21/2023 8:32 PM
60	Stop and think about this for only one moment - how can a realtor report to more than one master/brokerage each with their own POLICIES, PROCEDURES, SYSTEMS, MANAGEMENT, ETC.? This is no different than allowing dual agency/transaction brokerage. Be bold and eliminate realtor representation of buyer & seller without fiduciary obligations just as British Columbia has initiated. RECA, as a Regulator, you are focusing in the wrong areas.	11/21/2023 8:11 PM
61	No that is a huge money grab. Costly for us as we would be paying brokerage fees at many different brokerages instead of just one.	11/21/2023 7:16 PM
62	This is something that will not go well. Brokerages will not be a fan of it. It also creates more problems by giving the chance for a realtor to act for two brokerages which can lead to brokers assuming that the other brokerage would be responsible during a certain transaction and visa versa. This created a lack of accountability by brokerages and creates more liability issues.	11/21/2023 4:28 PM
63	Again, there is nothing about this that is helpful to the public.	11/21/2023 3:47 PM
64	More unnecessary red tape	11/21/2023 3:23 PM
65	If it is something a licensee chooses that is fine; however, under this new framework would it not FORCE many licensees to become registered with multiple brokerages if their current brokerage chooses not to split its practice into the 7 sectors?? This is again time consuming and expensive for the licensee and takes away their time to serve the consumer. Many licensees create a close relationship with their brokerage and may now be forced to go elsewhere to continue to offer their services in each sector.	11/21/2023 2:40 PM
66	I'm not 100% sure on this. Maybe only if the broker isn't licensed in an area but not just that the agent chooses to work at two different brokerages	11/21/2023 2:37 PM
67	no accountability, potential liability between brokerages	11/21/2023 2:21 PM
68	How can this not cause confusion for the public?	11/21/2023 2:06 PM
69	Sounds confusing.	11/21/2023 2:04 PM
70	This move will NOT benefit anyone from the consumer to the realtors and their brokerages. Those of us outside a big city hold more than one designation and that makes good business	11/21/2023 1:47 PM

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sense. Separate licences will only serve to confuse the public and will do nothing but increase the paperwork for all involved. So much for reducing red tape.

71	How do you manage oversight? Who takes on agents that only deal in specific segments along with others who deal in multiple segments? Broker nightmare for ensuring regulatory compliance in my mind.	11/21/2023 1:45 PM
72	If a residential realtor wants to do condo management for a few condo complexes, i think they should be allowed to licence that aspect of their business with another brokerage. So I say yes, but I may be opening up a liability and paperwork nightmare. So more information needed.	11/21/2023 1:43 PM
73	Not a good idea.	11/21/2023 1:34 PM
74	This seems like a huge privacy lawsuit waiting to happen, also very confusing for consumers if their dealing with a licensee to buy a rental property, and then dealing with the same licensee through a different brokerage to rent the property. I can see this leading to a lot of frustration and lack of trust on the consumer side of this equation.	11/21/2023 1:34 PM
75	I think I'd need to research the ins and outs of this more to give it proper consideration and the answer it deserves.	11/21/2023 1:28 PM
76	I comment on that above. It is going to be very confusing for realtors and public. I can't even believe that someone can have this idea.	11/21/2023 1:17 PM
77	As stated above	11/21/2023 12:43 PM
78	Only in so far as the seven (7) industry sectors proposal is rejected	11/21/2023 12:31 PM
79	Absolutely unnecessary.	11/21/2023 12:27 PM
80	Again I am too new to make a good decision but I feel if the opportunity arose and another brokerage was better suited for a different sector then I feel the agent should be allowed to choose a different brokerage if they choose so. It would be allot of different branding and marketing for them but its their choice.	11/21/2023 12:20 PM
81	This would be just confusing for the public. If Joe Blow had a sign up at an acreage with one company and another at a home in Calgary the public would think there is more than one Joe Blow. A proper brokerage should have 3 or for meetings a month to keep their licensees up on all or any items that are occurring in the industry. If one does this and not the other, then what is the point in belonging to more than one brokerage. If a person wants to be licensed in more than one and one is able to supply this then he or she should just go to the one. This creates more red tape and defeats the purpose that RECA is trying to take out. By putting this forward and having more and more people working at RECA (even though RECA has deep pockets) it gives RECA more power than they need or should have and more disconnect from one sector to the other inside RECA. This also disconnects from local boards, AREA and more. This may seem like a frontier for RECA while stepping into a well beaten trail by very professional and experienced members. I suggest taking a step back. We are in touch with many members and it is clear that many of the items suggested are very poorly received. If you are going to change the rules and regulations of the industry I suggest you move forward with a much more educated understanding of whether you are making it better or worse for the consumer and those that serve them. There are many REALTORS@ that make their living mainly with rural residential properties and have for years. They have never sold a farm and never will. That is just one item. At this point RECA has not come forward with a proper a clear understanding to the members of what all these proposals mean. I suggest if you want to make changes as you have suggested be ready for a lot of push back from the industry. Good on the person that notified the government which in turn caused you to clarify better about important issues. What you have here likens to a blind person trying to play darts. I will support productive changes with a clear understanding that this would work for the industry and flow through to the public. I don't want to see another upheaval at RECA unnecessarily.	11/21/2023 12:04 PM
82	Brokerages will face increased management complexity, while Realtors may struggle to maintain licensing qualifications. Realtors' practices will become less transparent to the public as they are under different brokerages with different licences. Buyers and sellers may find it difficult and confusing to verify realtors' practices.	11/21/2023 11:27 AM
83	Why would you force agents to have to deal with multiple brokerages and councils just to make a living? This is dumb, dumb, dumb. It's hard enough already to keep up with all the paperwork required by the regulations and one brokerage let alone the different rules from	11/21/2023 10:20 AM

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multiple brokerages and councils. Plus the cost of having to change all our marketing materials to comply with RECA rules!

84	No, there are too many ways this can cause issues for realtors as well as brokers. The industry is confusing enough for the public and this is adding complications that are not necessary. Regulating this also sounds like a a lot of unnecessary work and would likely end up costing a ton of money.	11/21/2023 10:18 AM
85	Once again. A waste of time that will only add more paperwork with no advantages.	11/21/2023 10:16 AM
86	Don't understand why you would do this. It makes things bureaucratic and difficult to keep track of.	11/21/2023 10:13 AM
87	Again it doesn't make sense to make a change like this. So you're going to have agents registered with multiple brokerages? Does this not create a huge conflict of interest for the agents and the brokerages? It just appears as though this really wasn't thought through very well	11/21/2023 10:13 AM
88	Ok but Not Mandatory	11/21/2023 9:58 AM
89	If we are forced to have 7 licenses in the industry, then yes. However, it is far preferable to not force agents to work in multiple brokerages. Maybe allow differnt brokers with differnt licenses to work out of one brokerage? It is unfair to agents to have to pay brokerage fees to multiple brokerages. This can double or triple brokerage fees for agents. In addition, in smaller centers, there may not be a brokerage that is licensed in the sector one works in and has to license in a brokerage 100's of km away just to carry on their business. Marketing will be confusing to public with agents having to market their services under multiple brokerages, sometimes competing brokerages. This is unfair to Brokerages, Agents and the public.	11/21/2023 9:39 AM
90	In an already complex industry where so much depends on following rules and policies having individuals able to register at multiple brokerages would be highly contradictory, create unnecessary marketing complexities, and generally cause confusion.	11/21/2023 9:14 AM
91	I think this is ridiculous and creating issues that are not needed.	11/21/2023 9:01 AM
92	Those who suggest licensees should licence at different brokerages to continue their businesses have clearly not practiced real estate. The suggestion is asinine.	11/21/2023 8:32 AM
93	This will allow even more public confusion as to who is responsible for issues.	11/21/2023 8:30 AM
94	It is their choices, not hurting the governing body	11/20/2023 9:18 PM
95	In my opinion, this would cause unnecessary confusion. This may cause a conflict with the rules brokerages have in place under whatever big name company they may represent.	11/20/2023 7:50 PM
96	This will get extremely complicated and very difficult to track and ensure the agent is complying.	11/20/2023 7:37 PM
97	Seems redundant to pay 2 brokerages but individual choice I suppose	11/20/2023 3:55 PM
98	Absolutely NO!!!	11/20/2023 3:54 PM
99	Every Brokerage has their own guidelines. If you register with multiple brokerages there will be conflict of interests.	11/20/2023 3:40 PM
100	This will create more paper work and compliance	11/20/2023 3:34 PM
101	It's inconvenient	11/20/2023 3:34 PM
102	I work in residential but if I get my Property Management designation, I can't work at another brokerage that is exclusively PM. I would have to leave the primary brokerage because they don't do PM.	11/20/2023 3:33 PM
103	As long as is a choice not a requirement.	11/20/2023 3:31 PM
104	Creates confusion for consumers and hard to track licensees when they're under multiple brokerages. Very concerning from liability standpoint	11/20/2023 3:18 PM
105	DEPENDS HOW THIS WORKS, AGAIN I FEEL THIS WILL CAUSE MORE COSTS AND ADMIN WORK. HOWVER, I DO FEEL CERTAIN BROKERAGES ARE BETTER THAN	11/20/2023 2:28 PM

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OTHERS WITH RERARDS TO RESIDENTIAL, COMMERCIAL ECT... SO THIS MAY NOT BE A TERRIBLE THING.

106	Seems to introduce a potential lack of clarity around who is acting in what capacity.	11/20/2023 2:12 PM
107	Errors and Omissions potentially have a problem with clearly identifying the responsible parties should their be a claim.	11/20/2023 2:02 PM
108	yes - we want to make sure their companies have the expertise they need for clients. Other option is the companies all have to take expert courses in things they will not use.	11/20/2023 1:47 PM
109	Again, unnecessary confusion and would create liability issues. A big no.	11/20/2023 1:27 PM
110	This is complicated. I would prefer to see a move toward Single Level Licensing whereby ALL Licensees are educated to the level of Broker and what we currently think of as a Brokerage would become more of a Marketing Company of certain disciplines. A Licensee could seek a 'membership' within a number of Companies that would provide them the services for the disciplines (licenses) which they seek to serve. In small centers a licensee would just work on their own, without the need for the current title of Broker. BUT... this Single Level Licensing model requires a complete restructuring of Trust Accounts and the handling of Trust Funds. This could be done through a third party or directly through the lawyers. LASTLY... The Brokerage has long been seen as the 'training' opportunity for new licensees. However, as far as the Regulation is concerned, an Agent License is currently issued with full privilege (no further training required). This means that the current role of the Brokerage (outside that of the Trust Account), is that of 'sales training', which is a marketing service, not one of regulation. With this in mind, I favor the establishment of a Provisional License category. This too would be complicated, but I think individual Agents could train for, and then apply for, the opportunity to mentor (for a fee) new Provisional Licensees, even providing to the Regulator a 'sign-off' of the new Agent into independent practice.	11/20/2023 1:27 PM
111	It is hard for property management brokerages to retain licensees if the licensee also wants to sell real estate. It would be great to have dual licensing as an option for PM and Sales.	11/20/2023 1:18 PM
112	Sounds like more fees	11/20/2023 1:13 PM
113	Believe it will create confusion with the public. Associates should align with a brokerage that serves their sector and their requirements. Having an associate registered at multiple brokerages is an extremely bad approach. which brokerage does the consumer complain to about an issue with the associate?	11/20/2023 1:10 PM
114	Having licensees be licensed with multiple brokerages would increase consumer confusion. I do agree that a licensee should carry a license for the speciality of practice. An option to investigate would perhaps allow for multiple brokers (as brokers, not one broker and many associate brokers) to be licensed in the same office to allow appropriate leadership to guide licensees with multiple licences to remain at the same office, and have broker accountability within that same office. This may create a new business model for offices to merge for better agent management.	11/20/2023 1:03 PM
115	Possibility on increased conflicts same person working in different real estate brokerages. Mortgage is a different case as as there is visible distinction between mortgage and real estate deals .	11/20/2023 12:59 PM
116	I would suspect that if you did not allow these licensees to register with more than one brokerage, then they would not have any reason to hold more than one license. For example, if a realtor, who is also licensed as a mortgage broker, registered at CIR Realty.... well, CIR Realty does not own a mortgage brokerage. So, they would not be able to practice mortgage brokering in this case.	11/20/2023 12:59 PM
117	You have spent decades, insisting the listing broker owns the listings and you must operate under your license name and license brokerage name. Now suddenly you're going to have people working for Remax and Maxwell house at the same time. This is going to confuse the public even more look, how confusing it is to Realtor's. Stop with the Fuckery.	11/20/2023 12:01 PM
118	Will create massive confusion with consumers and make it almost impossible for brokers to have proper oversight on their agents.	11/20/2023 11:01 AM
119	IF you keep the existing 3 sectors, then yes, an individual who sells real estate and does mortgages should be allowed to license those to sectors with different brokerages.	11/19/2023 7:09 PM

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120	Think it would be a lot of extra money and paper work	11/16/2023 4:48 PM
121	No strongly opposed as this would be highly confusing for the public having multiple different Brokerages not to mention more costly for the Realtors two sets of cards etc.	11/16/2023 3:17 PM
122	That would increase a lot of red tape with being active in multiple brokerages, along with maintaining more discretion and more paperwork.	11/16/2023 1:34 PM
123	If I am reading this correctly, someone can be licensed with ABC brokerage for residential real estate and xyz brokerage for property management or Condominium management?	11/15/2023 8:18 PM
124	This may cause confusion with advertising and consumers and how will the brokerage be accountable for these types of licensees	11/15/2023 2:26 PM
125	One licence, one brokerage model is the best.	11/15/2023 1:17 PM
126	Absolutely not. As a broker I want and need to be aware of the full scope of my agents' businesses. Also, it would be a natural outcome for agents to go to EITHER broker for advice in either sector, creating liability for brokerages not licensed in the other sector. I think this is a recipe for disaster!	11/15/2023 11:32 AM
127	makes no sense. if an agent wants to participate in all factors of real estate they should choose a brokerage that can allow that.	11/15/2023 11:16 AM
128	This suggestion could make it more difficult to supervise & support licensees. "Answering" to more than one Brokerage could be an issue that could see problems potential slip through the cracks.	11/14/2023 10:00 PM
129	I do not agree with licensees having the ability to be registered at multiple brokerages. I feel this would cause confusion liability issues.	11/14/2023 2:54 PM
130	1. May lead to confidentiality issues; 2. May lead to conflict of interest; 3. May confuse public as to which organization this person is working with and how to approach complaints (who with and in what order). 4. Many companies have a "disclosure" policy if associate works for another company related to real estate industry, which may be in conflict with proposed changes.	11/14/2023 10:05 AM
131	I am a property manager and I was a realtor, but the brokerage I had to leave my brokerage due to major accounting issues and went to another brokerage that doesn't allow sales, so it is forcing me to get my own brokerage so I can still practice real estate. I should be able to find another brokerage for my sales side IF the brokerage I'm with doesn't offer it.	11/11/2023 11:41 AM
132	Seems like this would give me options.	11/9/2023 8:38 PM
133	I don't feel this streamlines the license's, I think it creates more expense & unnecessary extra paperwork & money for Us	11/9/2023 2:45 PM
134	Talk about confusion for the general public, wow what do you think that this will create. Hi I am an Associate Realtor for ABC Alberta Home Realty Brokerage for your residential and rural real estate needs. Hi I am an Associate Realtor SUN Realty Brokerage for your Commercial and Agricultural real estate. How is this not going to create confusion for the consumer. My new Billboard just went up and yes I have 2 Franchise Brokerage Logos and not cause confusion. If you want to practice under your 4 licences then sign on with a Brokerage that has the licences for all your licence classifications not split between brokerage.	11/9/2023 1:55 PM
135	I don't care. The brokerages should be able to determine if they find this to be a conflict of interest and have the choice to remove someone from their brokerage if they have a policy that agents are not to hold another license with a different brokerage.	11/9/2023 1:52 PM
136	I feel that the consumer will still be confused if they see an agent have advertising with multiple brokerages. I understand that there are many realtors who are also mortgage brokers and are registered with two different brokerages; but those brokerages have distinction. If a Realtor was a commercial Royal LePage and a residential Remax; I feel that there could be confusion.	11/8/2023 3:52 PM
137	Same reasoning. If you do pursue this, second and third licenses should be discounted	11/7/2023 1:35 PM
138	If an individual is working in different sectors, it should all be done under the same brokerage name within the applicable category as noted above in previous notes. It would be too confusing to the public / consumers if residential business is under brokerage #1 and	11/7/2023 12:24 PM

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commercial business for the licensed individual is under Brokerage #2. People will be asking who that person works for. Nothing would be clear to the consumer. I do not believe that is a good idea.

139	No continuity to their management practice.	11/7/2023 11:48 AM
140	I think it would be too confusing for consumers. For example, if I'm a member of a RE/MAX brokerage for residential and a member of CIR for commercial (or whatever) how do I advertise that? Which brokerage do I put in my advertising?	11/7/2023 10:56 AM
141	This is an extremely unrealistic proposal. Not good for the industry at all.	11/7/2023 8:16 AM
142	If RECA is all about consumer protection, I cannot for one minute believe that this would NOT create MORE consumer confusion. And as a Broker, there is way too many questions as to how this is just not more RED TAPE being created by the regulator.	11/6/2023 8:12 AM
143	this is complicating licensing. i would want to focus my business with one brokerage, rather than split my commitments.	11/5/2023 10:35 PM
144	This will also increase the costs for associates and can cause lots of confusion for the public to deal with on associate from different brokerages. also not at the right time when are market is slowing down that cause less activity.	11/5/2023 4:20 PM
145	This will lead to a lot of confusion. I do not see any way this will help the industry and believe it will strongly undermine the public's confidence in our industry.	11/3/2023 3:26 PM
146	If you end up approving the 7 different Sectors then yes - agents must be allowed to be able to license with whomever they are able to in order to continue running their business. Many Brokerages may limit which Sector they want to license under. This should not restrict agents in doing their business.	11/3/2023 10:48 AM
147	I like options.	11/3/2023 9:45 AM
148	There are so many issues with this from legal responsibility to proper supervision to competition issues. This cannot possibly serve the public interest.	11/3/2023 9:11 AM
149	This is confusing to the marketplace and our clients and additional expenses that us agents should not have to incur.	11/2/2023 8:52 PM
150	This is ridiculous and confusing. There are too many conflict of interests and I'm appalled that Reca would even suggest this.	11/2/2023 5:05 PM
151	This would confuse the public and just create more fees for Licensees	11/2/2023 4:00 PM
152	This would become a huge mess. How am I supposed to work at 2 companies without upsetting one of them. Now I need 7 business different business cards? Silly.	11/2/2023 3:57 PM
153	Further complicate. We get to know the system and workings and personnel of one brokerage.	11/2/2023 3:21 PM
154	Too confusingwhy? what purpose other than multiple fees to diferent offices. You are going to make Alberta impossible to afford to work in. We already have the highest fees in Canada and the most amount of paperwork of ANY PROVINCE. STOP over stepping your purpose.	11/2/2023 3:08 PM
155	If a licensee holds multiple licenses, I feel they should seek out ONE Brokerage that is licensed in ALL sectors. This would create LESS confusion for the consumer. Seeing a licensee with registered with more than one Brokerage would be confusing for consumers and the industry. Where would the licensee be meeting clients? Do they go to different offices depending on the trasnsaction?	11/2/2023 2:39 PM
156	Its fine the way it is.	11/2/2023 1:14 PM
157	The current model and the proposed framework both receive a resounding 'NO' from me. This proposal stands out as exceptionally problematic. The evident conflict of interest, whether implicit or perceived, poses a significant threat to objectivity, integrity, and trust. Furthermore, being compelled to choose a specific industry under the proposed system forces individuals like myself out of potential future opportunities, especially if we decide to change employers within the industry where we have earned a license and maintained it for over 22 years. It's not just about integrity; it's about being unfairly restricted from our rightful prospects.	11/2/2023 1:10 PM
158	Too messy and unnecessary	11/2/2023 11:01 AM

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159	Not overly opposed but I think it will cause even more confusion to consumers. Having to have brokerage logo on all advertising as is, and then having one agent tied to multiple brokerages seems confusing.	11/2/2023 10:46 AM
160	Being registered in different brokerages, is the same as having different jobs in different companies. This creates conflicts that would be created in trying to practice. Which client is working with which brokerage. Who reports to who. This framework would weaken the industry, imagine the public meeting an agent that has 5 different business cards. Who are they working with?	11/2/2023 10:43 AM
161	Yes. They may have to if the brokerage does not operate in the specific area. I would also propose that a mortgage broker (Principal or Associate) be allowed to work with a brokerage and a bank at the same time. They can get paid directly from the brokerage or the bank.	11/2/2023 10:38 AM
162	I strongly oppose the registration with Multiple brokerages and cannot understand its need. As agents we are licensed to trade anywhere in Alberta; so we already have the ability to move to various service areas if we choose. Registration with multiple brokerages is unnecessary and could be extremely confusing to the public.	11/2/2023 9:20 AM
163	Same reasons as above.	11/2/2023 8:54 AM
164	Totally surprised by this proposal and assume RECA secured legal advice on the potential complications. Concerns with confidential information and mixed loyalty. I am not aware of any business model that would encourage or tolerate multiple corporate employees, contract or otherwise. A Brokerage would be foolish to allow multiple Brokerage employment.	11/2/2023 12:59 AM
165	Make a commitment. This is going to lead to too many opportunities for issues with non competition clauses	11/1/2023 9:30 PM
166	It just sounds like it could become a confusing mess. I think we should be making things easier for the public to understand, not harder.	11/1/2023 6:58 PM
167	I am not sure how to feel about this one, I think I oppose. As a Broker this would be an issue monitoring the agents advertising to ensure compliance, what business card gets used when. I am sure no brokerage would want to have their brand marketed on the same social media site next to another.	11/1/2023 1:12 PM
168	This would certainly increase the flexibility of an individual to work in various areas of Real Estate.	11/1/2023 12:37 PM
169	The rules state a broker is to be paid through their registered brokerage, if brokers can register with multiple places how are we suppose to understand who to pay and also if it's the right brokerage specifically for that transactions. And won't this allow brokers to chose where and who they want to do the transaction with? What limitations come with this process?	11/1/2023 9:06 AM
170	There is potential for issues if well regulated; it should be okay, but I guess what is the overall net benefit of it?	11/1/2023 2:36 AM
171	I don't really support a realtor working for 2 brokerages as this muddy the waters when it comes to the protection of the realtor.	10/31/2023 11:09 PM
172	The benefits proposed in this is too uncertain. "opportunities for reduced fees" does not seem promising.	10/31/2023 6:17 PM
173	Too confusing for everyone! Keep it the same!	10/31/2023 4:18 PM
174	I dont believe that a mortgage associte broker should be able to hold a residential real estate license. this muddies the water for transparency in what the public believes. How does ones legal obligation to thier duties work when they act as a mortgage broker for a buyer when they also repersent the seller.	10/31/2023 4:07 PM
175	Yes because licensees need different types of support and resources in different industry sectors.	10/31/2023 3:17 PM
176	Should an industry member choose to work at a smaller niche brokerage for 1 practice area, and they want to also be registered and licensed for another practice area this would allow for better flexibility which is in the best interest of industry members.	10/31/2023 2:56 PM
177	As explained, in my opinion it is a great opportunity for industry professionals to have that option and the flexibility to work for different brokerages. Having reliable, well educated	10/31/2023 12:41 PM

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professionals working for different brokerages would also benefit the brokerages as well as the public.

178	This is a recipe for confusion with the public and it would be a disaster for brokerages. The solution is the same one that we have had forever. Every broker has to be qualified in all areas of practice and is responsible for what their agents do. I don't want to be responsible for an agent that practices primarily residential real estate in Calgary to come and sell something else in my area just because they passed a test. That doesn't make them competent, especially if they only do it occasionally.	10/31/2023 11:04 AM
179	So many things to manage if we are registered in multiple brokerages and this may cause increasing costs for licensees! And this is so confusing!	10/31/2023 10:14 AM
180	Confusing for industry members & liability lines are blurred with crossing multiple brokerages.	10/30/2023 9:54 PM
181	Again , this would only be necessary if the license requirements get divided.	10/30/2023 4:17 PM
182	The consumer will not know the difference and this will only confuse them	10/30/2023 3:33 PM
183	Sounds very confusing especially to our clients who would see us registered with different brokerages. Marketing would be a nightmare!	10/30/2023 2:51 PM
184	That allows for too much confusion and conflict of interest. Brokers need to know what their people are working on, and this allows them to have a shadow that they can operate in without their brokers knowledge. What if there is a commercial condo - does the commercial brokerage get it or the condo brokerage? Clearly this would wreck havoc on the courts.	10/30/2023 2:35 PM
185	As it is the responsibility of the Broker of a Brokerage to supervise, if an industry member does something wrong, then who is responsible if they are licensed under numerous brokerages and brokers? NO...JUST PUT EVERYTHING UNDER ONE REAL ESTATE LICENSE.	10/30/2023 12:21 PM
186	I'd say that there are for sure 3 different real estate models. Mortgage, Real Estate, and Property Management. I think that if you want to specialize in one of those, you should. If you want to dabble in selling homes because you manage properties, I think that you should have the oversight of a broker watching both of your activities. Having agents have the ability to hang their license in 7 different brokerage is a recipe for disaster. Unethical practices will no doubt come about when there are 7 different brokers watching over one agents files.	10/30/2023 10:17 AM
187	Again, current system could be improved upon but this is not an efficient or practical approach.	10/30/2023 9:41 AM
188	This creates areas of conflict where two brokerages state that the activities of the licensed individual that are offences, fall under the other brokerage. The whole point of the brokerage model is to streamline accountability.	10/29/2023 1:05 PM
189	Confusion and conflicts occur when a realtor works with multiple companies.	10/28/2023 1:15 AM
190	All of the ideas proposed here I think make mountains out of molehills. This will only complicate things, and especially complicate our public perception. Which should be at the forefront of the decisions we make. It doesn't benefit us Realtors, and it doesn't benefit the public or it's perception of us.	10/27/2023 11:26 AM
191	RECA and AREA can't keep track of the realtors now.	10/27/2023 11:12 AM
192	I don't know, but this seems like it would end up costing the licensees more.	10/27/2023 10:56 AM
193	The way I have always understood it, it is frowned on to wear multiple hats... Having a Real Estate Agent also be a Mortgage Broker for example. Myself, I just want to sell real estate. I do not want to be confused nor have My Clients confused.	10/27/2023 10:33 AM
194	Agents should only be licensed in one brokerage.	10/27/2023 10:23 AM
195	How does a 'licensee' have loyalty to a brand if they are registered with multiple brokerages? How does a broker handle training and questions from Realtors who have multiple brokers? I would not tolerate a 'licensee' in my brokerage who is registered with another brokerage. Where is their loyalty?	10/27/2023 10:17 AM
196	potential for huge public confusion here!	10/27/2023 9:46 AM
197	I'm not entirely sure about this one as I work for a brokerage that is fully licensed in all sectors.	10/27/2023 8:46 AM

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198	In some cases it can help them propel with a brokerage that deals more with what their licence involves. It can be an advantage to the associate to help them be more successful.	10/26/2023 4:20 PM
199	This will hinder my ability to properly manage and broker my brokerage.	10/26/2023 3:21 PM
200	Would any broker want associates that are licensed with other brokerages? Not sure that this is answer as an associate practicing in a rural area in the province.	10/26/2023 3:15 PM
201	Would make it complicated but if forced to not give up my small commercial practice and my agriculture I could be forced to	10/26/2023 2:03 PM
202	LEAVE WELL ENOUGH ALONE. STOP SCREWING WITH A GOOD SIMPLE SYSTEM	10/26/2023 1:33 PM
203	The option for multiple brokerage licensing would be ok up to two brokerages maximum. This would present a wide variety of options for associates to register with more specialized brokerages in chosen disciplines. For example- a large brokerage and a smaller boutique brokerage more location oriented.	10/26/2023 12:58 PM
204	This relates to my reasoning in the earlier question. I could understand this for those professionals who work in too small of a town to have a brokerage that does more "niche" things like Condo management for example, and need to register with a larger brokerage to have access to the resources to do that section of the industry.	10/26/2023 10:15 AM
205	I see many conflicts of interests if that were allowed and potential liability for brokerages.	10/26/2023 9:54 AM
206	We are independent contractors, and should be able to make the choice.	10/26/2023 9:39 AM
207	I think it is very confusing to have to register with different brokerages. This just means more fees to the realtors. Seems like a money grab.	10/26/2023 12:44 AM
208	Same as above: This will be VERY confusing to the consumer. Branding and marketing (and complying with your guidelines) would be difficult. Do agents need business cards for each license with each brokerage? If the consumer has a concern, they will be even more confused about who to call.	10/25/2023 3:44 PM
209	Again, this creates confusion in the industry, and will also confuse the public sector. Licensing should be with 1 brokerage who is responsible for overseeing their associates	10/25/2023 3:31 PM
210	I feel this would be harmful to the industry. Some realtors would push the envelope & practice the sector in the area not licensed for, the cross over would be a nightmare. The consumer & the broker's would bear the brunt of it.	10/25/2023 2:32 PM
211	Why, what's the point of this? Why would an associate register with another brokerage and incur all those extra brokerage fees, just to practice in a specific sector. I would anticipate that any licensee would make brokerage affiliation related decisions based on their individual license interests and not register with different brokerage houses just to satisfy a licensing requirement. Makes little sense to me.	10/25/2023 1:56 PM
212	I live in a very rural area. If a realtor doesn't provide services in residential, they wouldn't survive only selling agribusiness or commercial	10/25/2023 1:53 PM
213	This provides the licensee the opportunity to practice in several sectors at different brokerages that may not offer the same thing. For example, I worked in property management for six months, but ended up leaving that brokerage because I could not practice commercial real estate while I was there. Now, the brokerage I am at practicing commercial real estate does not allow me to practice commercial property management. It would be nice to be able to do both!	10/25/2023 1:53 PM
214	How does this support the public in making claims? Is this not more confusing to 'track' down an industry member when there are 5 Licensee's to search through? Do you contact one brokerage or all of them? Once again, please get back to your mandate. To: -protect consumers -protect against, investigate, detect, and suppress fraud as it relates to the business of licensees -set and enforce standards of conduct for licensees and the business of licensees to promote the integrity of, and confidence in, the industry -provide, or support the provision of, services that promote regulatory compliance by licensees	10/25/2023 1:47 PM
215	I think it will be confusing reporting to multiple brokerages and brokers with potentially different policies and procedures. IT will also be confusing for the public. Is Jane Doe with brokerage ABC for this transaction or XYZ? How about advertising? Do you need to put each brokerage your affiliated with on each ad?	10/25/2023 1:35 PM

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216	How confusing this will be to the public. Why would someone work for multiple brokerages. How does one advertise and market this. It seems ridiculous.	10/25/2023 1:32 PM
217	This would only create chaos among brokerages. How do you plan to police agents when they are doing different deals in different brokerages. This serves no benefit to the public, to the members or anyone else.	10/25/2023 1:27 PM
218	I do not want to have to pay brokerage fees to different brokerages. I pay enough in fees already with RECA, REIX, CREA and AREA as well as my local board and brokerage.	10/25/2023 1:27 PM
219	Who then is on record as the Broker when something happens?	10/25/2023 1:20 PM
220	It is becomes a logistical issue when a realtor would have to deal with more than one brokerage and cause unnecessary increased costs to do business.	10/25/2023 1:08 PM
221	By registering with different brokerages for each sector will cause confusion for not only the realtor, but also the public.	10/25/2023 1:01 PM
222	Seems like a great way to create chaos, and open the door to mistakes and fraud.	10/25/2023 12:38 PM
223	I believe there are brokerages that offer multiple sectors and an agent can go to find one that matches their designated sectors	10/25/2023 10:27 AM
224	If this is the only way to continue ones business model yes, but if implemented as laid out, this would likely be the largest mistake ever made by RECA and its decision makers. For example, I would have to have a license held at the very least at 5 different brokerages. Broker should ensure those that practice in each area are competent, and the Broker should be competent. If they are not they are more than welcome to restrict trade to an area the Brokerage specializes in at this time without the proposed changes.	10/25/2023 10:19 AM
225	It seems a little messy to have multiple accountabilities to multiple brokerages.	10/25/2023 9:14 AM
226	This brings confusion to the public, Bob Smith with which brokerage? I thought you were with _____ brokerage?	10/24/2023 4:11 PM
227	Woul;d only confuse clients, customers and the public	10/24/2023 2:26 PM
228	If we are speaking about the real estate sector specifically (not mortgage brokerage or condominium property management), why would we allow a member to be licenced to more than one brokerage? This seems like a significant change to the way we operate in real estate in Alberta. Can you imagine the administration and confusion this would cause? How about the requirement for a member to disclose their licence classification and brokerage in their advertising? I don't see how this idea makes any sense and would be interested in seeing meeting minutes or what pathway of logic has led to this proposal.	10/24/2023 10:33 AM
229	Some realtors may feel that some brokerages have a stronger footprint in a certain industry sector (example, I might be with a Century 21 Bamber but they might not have a real strong presence in Commercial, so I might like to join a brokerage that has a stronger marketing influence in the public as a commercial agent.	10/24/2023 10:28 AM
230	Further confuse the public, what tangible differences will the offices actually represent?	10/23/2023 6:02 PM
231	No, they should be under the same brokerage or else it could be a slippery slope of non compliance. For instance, a realtor selling under one brokerage and then crossing over without the client knowing, etc. Just seems like too complicated, too much paperwork and making the industry looking disorganized.	10/23/2023 5:43 PM
232	This could cause some serious confusion and probably unnecessary double fees charged to agents	10/23/2023 5:19 PM
233	Seems quite confusing to the public, especially if they're supposed to be able to search industry members based on Brokerage registration. Now you'll have already-ignorant members of the public further confused by seeing a registered member listed under multiple different brokerages? If it ain't broke, don't fix it. Get a refund for whatever think-tank got paid to come up with this scheme.	10/23/2023 4:31 PM
234	that policy would encourage realtors bouncing around from one brokerage to another.	10/23/2023 3:09 PM
235	How does a Brokerage Control an agent or Deals that are maybe part of their Brokerage or maybe part of another Brokerage. As a Broker I wouldnt want to deal with a Realtor that is in	10/23/2023 1:58 PM

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my office 50% of the time and in another Office 50% of the time. What if they want to be a part of 3 or 4 Brokerages?

236	This will cause confusion to public and Realtors.	10/23/2023 1:34 PM
237	I suppose, but I do think that will add confusion for the consumers and other agents in the field. It will actually make that issue worse, not better. I also think there will be more errors among the agents who are working from various brokerage. This will be missed, and send to the wrong place etc more.	10/23/2023 11:44 AM
238	This sounds like a massive organizational disaster to me. Marketing-wise alone this would be a massive undertaking to streamline for agents and brokerages alike...	10/23/2023 11:07 AM
239	Further complicates things for the consumer	10/23/2023 10:34 AM
240	It should be all classified as one brokerage.	10/23/2023 6:45 AM
241	This sounds like it could be very confusing to the public, seeing someone registered at multiple different brokerages. I'm not sure they'd understand why or comprehend it's because one brokerage doesn't allow for certain licenses.	10/22/2023 3:10 PM
242	Abosultely not. This will result in the lack of oversight of the licensee's. Someone may be sanctioned in one field while ok to work under another brokerage/sector. Being licenced in multiple industry sectors is ok, but it needs to be under the umbrella of 1(one) brokerage.	10/22/2023 12:26 PM
243	Creates Confusion.	10/22/2023 11:18 AM
244	Each brokerage has their own way of doing things and that could become very consuming to manage.	10/21/2023 10:30 AM
245	Absolutely NOT!!! This will create mass confusion with the public.	10/20/2023 8:16 PM
246	Why not	10/20/2023 7:41 PM
247	Allow - yes, require in order to not lose that license that a person worked hard for and paid for the education in - no.	10/20/2023 7:27 PM
248	I do support the need to align areas of your business with the appropriate brokerage for that specific area - however, I do think that can confuse people having an agent licensed with multiple brokerages from an advertising perspective but also a compliance perspective - I understand each brokerage would be responsible under that sector, but if there is an issue how would it be dealt with and would the other brokerages be notified?	10/20/2023 5:51 PM
249	Absolutely not. Each brokerage has their own policy & procedure guides, this seems like a logistical nightmare. Does the agent follow those policies of each individual brokerage, how will they keep track of that? It would be easier for the brokerage to hold licenses in each category and have individual agents license with whichever ones they currently do the majority of business with	10/20/2023 5:00 PM
250	I am not sure about this. My thinking has gone back and forth on it. My number one question is if a realtor is in breach of something and belongs to 2 brokerages, which broker/brokerage is responsible? Sorry not sure if my input on this helps.	10/20/2023 4:06 PM
251	If Brokerages remain licensed in all practice areas this change is not needed.	10/20/2023 1:20 PM
252	Managing marketing, branding and policies is already a big enough challenge for the industry I can't imagine how we would manage licensees having advertising out there with multiple brokerages and the questions consumers would have about that.	10/20/2023 12:07 PM
253	That is an interesting one. Currently when advertising we must have our brokerage name in everything. Will realtors be required to have three brokerage names on their advertising? It may cause confusion for consumers.	10/20/2023 9:54 AM
254	conflict of interest & concerns around which E&O would be an issue if it ever came up.	10/20/2023 8:43 AM
255	The current sectors work just fine. See my above comment.	10/20/2023 8:36 AM
256	This does not make any sense. Associates are already struggling to overcome the competition and lead generation. This change imposes more overhead on each associate. I strongly oppose this change.	10/19/2023 6:22 PM

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257	This may create 'issues' with licensees having access to different brokerages' policies/procedures, and thus create a privacy breach.	10/19/2023 3:54 PM
258	There are brokerages who are licensed in multiple sectors. I feel it would be confusing to the public should a licensee hold a license at more than one brokerage. I also believe it would create conflict should an issue ever arise. Which brokerage becomes responsible when a complaint is filed? It is not as simple as which brokerage they wrote they offer with. What if that licensee was working a commercial deal at one brokerage but asked for advice from one of their other broker(s). If a licensee wants to hold a license in multiple industry sectors, then they should be registered with a brokerage that offers that.	10/19/2023 3:45 PM
259	Yes, I think this makes sense. If they are working in a brokerage that doesn't offer the services they are interested in, it gives them an opportunity to broaden their knowledge.	10/19/2023 3:13 PM
260	No, the associates have rules and brokerage policies and lets keep it simple here ! Crazy to even consider you have to be with more than one brokerage	10/19/2023 1:31 PM
261	freedom. Also it will create more competition among brokerages to support their members to have better services, training and knowledge. TRAINING WILL IMPROVE. MORE INTER CONNECTION.	10/19/2023 12:56 PM
262	Terrible idea, public will be confused and it will cost a fortune to the Realtor. It sounds like whoever come up with this idea have never practiced real estate.	10/19/2023 11:25 AM
263	Yes, as it would more transparent for each sector.	10/19/2023 10:51 AM
264	I think you need to explain what will happen in the event of a lawsuit, professional standards complaint or dispute before anyone would or should be agreeing to this. Has the committee examined the loopholes for liability for each brokerage the individual is registered at? Would all brokerages be responsible if only that lawsuit happened only on one license? What incentives would there be for a brokerage to be able to support multiple licenses, as I can see how that would be easier for all parties involved. One broker to oversee all activities of the registrant would be most ideal. Further, while we all fall under the same rules, different brokerages have different rules and processes within. This will make it harder for associates to remain compliant. Even if you proceed with this, I think a registrant should be required to keep their licenses with one brokerage if that brokerage offers that. Advertising rules will need to be in place. If someone is registered at one brokerage for commercial, and another for residential. They must ensure the brokerages and licenses for each are clearly marked for any advertising. Based on my own observations, you will be flooded with issues on this particular thing. I do not think the perceived benefits of allowing someone to be dual brokerage outweigh the issues at hand. And I can see a lot of brokerages opposing this.	10/19/2023 10:28 AM
265	Again... who comes up with these absolutely ridiculous ideas. Why would you mud the waters for who is responsible for an agent.	10/19/2023 10:18 AM
266	you loose control and will have nothing but issues when a problem arises	10/19/2023 10:01 AM
267	Province to Province yes. Mortgage broker and realtor in the same. NO	10/19/2023 7:14 AM
268	Each brokerage has something different to offer, and I think if you join a different brokerage for each license because that brokerage can support you better in that sector, that is more beneficial	10/19/2023 6:50 AM
269	This will be impossible to hold people accountable. Exp, Realtor is with brokerage A, on a top sales team, and brokerage B, who does only property management. The Realtor meets a client who wants to look at buying a property and then have that realtor rent it out and manage it. So as the conversation develops, what brokerage policy does this person fall under? Oh your talking purchase that brokerage A or wait, now you asked about how much rent, Boom that's now Brokerage B. Fast forward and Realtor in hot water. Whos brokerage is responsible from the Realtor when brought to RECA? How will the public know who to contact... Its a very bad idea. This is returning things more to a wild west state.	10/19/2023 5:58 AM
270	overregulation, over licensing, cash grab	10/18/2023 6:07 PM
271	Makes no sense	10/18/2023 4:06 PM
272	I think you would have to, if the brokerage doesn't have the services you want to provide	10/18/2023 3:49 PM
273	Again will provide too much confusion to the industry and general public.	10/18/2023 2:41 PM

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274	Differing brokerages opens the door to identity confusion and conflict of interest However if a given brokerage is limited in practice a 'rule by exception' could be made	10/18/2023 12:43 PM
275	While a brokerage may focus its practise on specific areas of the industry, this limits an individuals financial potential. However, it is imperative that they maintain a no conflict of interest approach to their respective practise in doing so.	10/18/2023 12:38 PM
276	As long as they have to pay brokerage fees at each brokerage.	10/18/2023 12:17 PM
277	The industry's reputation is already suffering. Allowing agents to practice under different brokerages will only further the unprofessional and incompetence happening in the industry. Agents should be forced to specialize in one or two sectors to ensure they are sufficiently providing value to their brokerages and clients. Allowing agents to spread themselves thin will only further damage the quality of service we provide as professionals.	10/18/2023 12:02 PM
278	I can support this, but am concerned of the extra costs in some cases.	10/18/2023 11:57 AM
279	It can create conflict of interest.	10/18/2023 10:59 AM
280	Having brokerage knowledge and support is helpful to provide the public with high levels of service. Members of the public have little knowledge of the current system, it won't lead to confusion.	10/18/2023 9:59 AM
281	This question is confusing, sounds like a suggestion that we can be licensed under multiple brokerages and I think that in itself is wrong	10/18/2023 9:42 AM
282	I feel there is a potential loop hole for negative competition and licencees to ignore fiduciary duties to multiple brokerages	10/18/2023 8:54 AM
283	For this, my only concern is the confusion for the client with respect to the multiple brokerage brands one client may see if exposed to different types of transactions.	10/18/2023 7:00 AM
284	I think that it would be confusing to the consumer if an Associate is registered with different Brokerages.	10/17/2023 10:32 PM
285	See my comments above. However, if this model is pursued than it is imperative that licenseees be permitted to hold licenses in multiple industry sectors and register with different brokerages if they choose to in order to enable to maintain their current practice.	10/17/2023 7:37 PM
286	Work with the one brokerage that fits your practice, if not move. Perceived conflict of interest with the public for agents being licensed at multiple brokerages.	10/17/2023 6:07 PM
287	No. What chaos will ensue over that?! Multiple brokers to look after the same licensee is more manageable.	10/17/2023 5:00 PM
288	As I stated above, now you are wanting a new business for each sector. This is really complicating the whole process. This is typical government confusion	10/17/2023 4:01 PM
289	NO! this would be a HUGE conflict of interest. what is stopping professionals from sharing information between the multiple brokerages that they will be licensed in? this is a HUGE MISTAKE.	10/17/2023 3:11 PM
290	Too much confusion for customers	10/17/2023 1:58 PM
291	This will lead to additional fees, confusion from the public and result in less accountability by the Brokerages.	10/17/2023 1:03 PM
292	Would this not confuse our clients further. There is already so much misconception and lack of understanding from the consumer stand point this would through another screw in the mix.	10/17/2023 1:02 PM
293	Multiple brokerages means multiple brokerage fees. The change does not reduce costs for agents or makes it more practical. It created additional limitations instead.	10/17/2023 11:25 AM
294	too confusing to have agents registered with different brokerages	10/17/2023 11:13 AM
295	Since I am no longer allowed to hold a license in separate sectors (compared to when I started in Real Estate), unless I take the additional courses, it is nice to be able to refer an associate in my brokerage my clients looking for Agribusiness or Commercial Business and hopefully get a referral fee, compared to sending them to a separate brokerage.	10/17/2023 11:12 AM
296	There should still be 3 sectors with sub certifications. I would agree that if you were licensed	10/17/2023 9:33 AM

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as a mortgage broker and a realtor then you would need to be registered for different brokerages. With similar industries, it would cause confusion for the consumer, for the brokerages, and for the agent if they were licensed with Brokerage A for commercial and Brokerage B for residential and Brokerage C for Rural/Agricultural. A lot of unnecessary bureaucracy.

297	Some brokerages focus exclusively on one practice area. If a licensee is licensed for another practice area (ie. residential property management and condo management) they shouldn't be limited in their ability to practice both just because their brokerage isn't licensed in the other. I've always looked at it like having two separate but related jobs. If you're a marketing professional at XYZ Marketing, nothing should prevent you from also hosting a radio show at ABC Radio.	10/17/2023 8:09 AM
298	Some people do practice in multiple sectors and so they should be allowed to continue that if they wish.	10/17/2023 8:07 AM
299	Personally, I think this will create too much confusion on the public side when they are seeing one agent being licensed and associated with multiple brokerages. On the brokerage side, this will create unnecessary logistical headaches.	10/17/2023 7:35 AM
300	Having to separate WORKING identities seems to open the door for some potential abuse.	10/16/2023 6:33 PM
301	Sounds like an unnecessary level of governance that would lead to more fees paid out by the licensee.	10/16/2023 5:37 PM
302	only if they are in different industry councils	10/16/2023 4:43 PM
303	Absolutely they should be allowed because they can no longer make a living at one brokerage they have to pay seven different brokerages seven different fees.... Already we pay an exorbitant amount in order to have an income. Now you want us to pay seven separate times.	10/16/2023 4:03 PM
304	I believe that, currently, licensees cannot be registered in two different brokerages for similar activities. Can you imagine the chaos that will reign if this silly idea goes ahead. - paperflow - contact information - cell number - email	10/16/2023 3:34 PM
305	This could only been thought of by a bureaucrat on drugs... I have been Licensed since 1989... I Have accumulated vast knowledge in real estate and currently my path is commercial but due to the nature of my business all the other disciplines may be needed... As I am employed with a land development company... I may be required to conduct residential real estate sales, or Property Management of the properties or as the land is greenfield and new restriction on development are coming about do to environmental activism sell the land as farm / AG Business etc. My situation may be more unique but I am sure numerous variations exist. Real estate sales overlap in many fields of practice and once a professional has worked in a more complex areas of real estate more over lapping occurs... Imagine bringing in 3 or 4 brokerages on one development where confidentiality is required. This would discourage the use of licensed real estate professionals rather than encourage specialization!	10/16/2023 3:24 PM
306	This would be too confusing to have 1 licensee register with multiple brokerages.	10/16/2023 3:16 PM
307	Who is accountable? I feel brokers will try and pass the "blame" if there is a complaint onto the other brokerage and visa versa. I also feel it would be confusing to the public seeing signs, marketing and branding for the same agent with different brokerages. I also feel this will be confusing to the agent when marketing themselves ensuring they adhere to RECA's marketing and advertising guidelines. Example: currently its "check out all my new listings" New: check out these 3 listings with brokerage A, these 2 with brokerage B and these rentals with Brokerage C.	10/16/2023 2:33 PM
308	Im ok with the concept but I would imagine scenarios may create situations where there could be confusion of someone wearing multi hats with various companies.	10/16/2023 1:58 PM
309	Licensees should only be registered with one brokerage. doesn't matter how many licences they hold.	10/16/2023 1:45 PM
310	I'm of the opinion associates should not practice both residential & commercial real estate and should pick on or the other but not be able to license to both.	10/16/2023 1:44 PM
311	No. this would be very confusing for our industry, clients, and in some cases put the licensee in a position where they would have to chose which brokerage would fit for that category; and	10/16/2023 1:26 PM

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what if the business at hand involved Commerical and agri where the licensee holds licenses at different brokerages

312	Way to confusing for the consumer. I see all sorts of conflict with this	10/16/2023 12:54 PM
313	may cause confusion for the public and for agents and brokerages	10/16/2023 12:46 PM
314	Complicating system for the consumer. Many brokerages offer all sectors, so choose one best fitting and remain true to your brokerage rather than spreading so thin.	10/16/2023 12:37 PM
315	Will brokerages have the option to require their licensees to move all their licenses under the same brokerage? Provided that the brokerage actively operates in that sector. Is there a scenario where a licensee could hold licenses for all 7 sectors and have 7 different brokers? Is that a good idea? Would it be worth considering allowing more than 1 broker in a single brokerage? A broker for each sector?	10/16/2023 12:25 PM
316	Yes of course, this is a free country.	10/16/2023 12:10 PM
317	Yes; some people love to do it all or at least a few complementary things so yes go for it and if the brokerage they are with is only with one then yes allow them two expand into different brokerages if needed.	10/16/2023 12:08 PM
318	It is already very challenging to hire and retain people. I would be in favour if it were within the same general company that has licenses in the different sectors.	10/16/2023 12:02 PM
319	This could be extremely confusing for the public. If an agent is licensed with 1 brokerage for Residential Real Estate and another for Residential Property Management, one brokerage would be dealing with the client to manage the property but when they go to sell the property they would have to deal with a second brokerage.	10/16/2023 12:01 PM
320	totally no. Very unprofessional and confusing. Plus brokerages should be building communities of committed agents, not simply holding licenses. Who thinks of these rules?	10/16/2023 11:25 AM
321	It would involve a lot of trust.	10/16/2023 11:22 AM
322	Are you insane? Sorry but this will create all sorts of issues with conflict of interest, consumer confusion, non-competes and non-solicitation agreements, any other confidentiality or NDA's or proprietary information privileges brokerages get their agents to sign off on currently. Staying licensed with only one brokerage will eliminate any potential law-suites from consumers or clients.	10/16/2023 11:20 AM
323	I feel they should be with 1 brokerage if residential, commercial, agri. Residential PM, Condo PM and mortgage can be differing brokerage as I feel they are more specialized. I live in a small community and we kind of have to have our hands in a bit of everything. Commercial PM is the one I'm not sure on, we handle offerings to lease properties but don't handle any management. Any more than that I think will lead to confusion by the public and to members alike. Different brokerages will have different sets of standards of practice and I think will lead to conflicting ways that an agent can and will conduct business.	10/16/2023 10:45 AM
324	What is the business case for allowing an individual to register with several brokerages vs registering with a sole brokerage? This seems to be a set up for paying brokerages additional desk & industry fees.	10/16/2023 10:37 AM
325	So confusing to run a business with multiple brokerages and the extra expense.	10/16/2023 10:06 AM
326	This could create a lack of transparency and many future brokers wanting to do everything which diminishes service quality to the public.	10/16/2023 9:52 AM
327	No i do not agree with that and who would do it? Who would want to pay 2 different sets of brokerage fees....	10/16/2023 8:09 AM
328	No, i do not. This would create ethical dilemmas in files where a licensee is working in multiple industries.	10/16/2023 6:35 AM
329	I think customer/society seeing one name under A company and under another B company will confused them.	10/15/2023 10:54 PM
330	Will create significant confusion for consumers and will undoubtedly create conflicts of interest -- even though an agent would be licensed with multiple types of brokerages.	10/15/2023 6:10 PM
331	Honestly? This is one of the worst ideas ever presented. How complex will it be to have agents	10/15/2023 4:15 PM

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working out of multiple brokerages? Its bad enough right now with one where brokers do not take responsibility for their agents not to mention the extra bureaucracy involved. Why does RECA want to fix things that are not broken while completely ignoring the complex issues that must be tackled?

332	Different brokerages have different levels of experience with each sector so the licensee can have the best opportunity with each sector If able to choose different brokerages for each one	10/15/2023 3:53 PM
333	Question is unclear, however I think you are asking if it would be ok to be licenced as a Realtor with one brokerage for residential and then another brokerage for Commercial...this could cause alot of issues...I think Realtors should be licenced with only one Real Estate Brokerage. I believe the Broker should be licenced in all areas so there should be no reason for a Realtor to be registered in more than one brokerage.	10/15/2023 3:41 PM
334	How is this streamlining and would it be confusing for the PUBLIC?	10/15/2023 3:35 PM
335	Yes, it will let them find the optimal brokerage for each of their practices.	10/15/2023 2:35 PM
336	Strong Disagree - Why should someone hold multiple brokerages licenses just because they have different licenses in different sectors. If someone wants to own a license in multiple sectors, thats fine, they should seek to find "one" brokerage that operates with those sectors. If they cant find a brokerage that operates with all, they should consider withdrawing from ones they don't normally operate in and use the traditional way of referrals. Why should someone be licensed with e.i Remax as well as EXP as well as Coldwall Banker and possibly another brokerage just because they hold different licences?... How would advertising themselves work. This steps out of the rules about a number of things which include; conflicts of interests, lack of accountability, inconsistent branding, miscommunication, the access to certain data which could be sensitive to one brokerage and not another(common law, designated agency), legal and compliance issues, ones own professional reputation on the line, lack of coordination, and the potential for unethical practices. This is enough to state that these changes should not take place.	10/15/2023 2:12 PM
337	That would be confusing for the public and other industry members. However if there are not Brokerages that support multi licencing then you would need to allow this.	10/15/2023 1:09 PM
338	What a nightmare scenario this could be. Can you imagine being licensed in more than one brokerage and one of the brokerages gets into trouble while the other is intact? This multiplies the risk of both the individual agent and the brokerages. The left hand may not know what the right hand is doing. If you have the same client under contract to more than one brokerage, I think there is a conflict with regard to what to disclose to who.	10/15/2023 11:03 AM
339	I believe this could confuse agents and also cause advertise issues.	10/15/2023 9:39 AM
340	No. This dilutes the ability for regulation and monitoring of activity by the broker and the brokerage, which is, and has been a fundamental strength of the industry. Presumably, most brokerages will have many.all the categories in time, and those who practice in multiple sectors can/should seek out brokerages aligned with their business and experience goals.	10/15/2023 9:07 AM
341	This would make it confusing and expensive for agents. Not sure what your end game is here. Maybe explain to us why you think this is a good idea.	10/15/2023 8:28 AM
342	I would say to keep things simple and compliant let's stick to one brokerage. For example. I may manage property at one brokerage how would that work if my client wants to sell the property is this not a conflict to the brokerage? I believe the client would want to stay under one umbrella and I would assume this would be better for the brokerage also.	10/15/2023 6:33 AM
343	It's my understanding that a lot of Realtors work in property management or condo management to even out their income. I personally don't do that, but I don't see an issue with it.	10/14/2023 11:35 PM
344	I believe the Broker / Associate relationship shouldn't be made any less clear. By introducing complexity and other Brokers, the relationship gets complicated	10/14/2023 9:35 PM
345	This would allow me to work with a property management broker while holding my real estate license	10/14/2023 9:14 PM
346	I agree with Real estate associate being licensed with real estate brokerages and mortgage associates being registered with mortgage brokerage	10/14/2023 6:28 PM

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347	This is the worst idea ever. If you think the public is confused now. Wait until there is an implied agency relationship formed, which brokerage is the associate from. What if they talked about commercial and residential, which brokerage has the implied agency relationship?	10/14/2023 3:48 PM
348	I am the RE broker for one company I own and I am the condo broker for another company I own. Both have separate ownership structures.	10/14/2023 2:57 PM
349	As long as there is no conflict of interest, I don't see why not	10/14/2023 2:29 PM
350	The governing of licensees will become more complicated if registration if with different brokerages.	10/14/2023 2:25 PM
351	You work for one master.	10/14/2023 11:07 AM
352	Each brokerage will want a fee. Make it more complicated and you will see the whole industry implode. People are already leaning towards relying on computers rather than agents.	10/14/2023 10:54 AM
353	This would only create confusion for the client. Again in your scenario, digital online companies, you could represent online and then another brokerage as well, but the bottom line is, are the client's best interests being served? Align yourself and your business model with the brokerage. All the other compliance issues will be served.	10/14/2023 10:49 AM
354	If you go this way then we have no choice.	10/14/2023 10:29 AM
355	confusion and bad practise. IF you are at different brokerage for different license, no one will know who is who, just bad real estate, the real estate industry's will go to the lowest level of professionalism, infact there will be none.	10/14/2023 10:18 AM
356	I think this becomes difficult to manage especially if there are disciplinary measures. I think a licensee should be under one brokerage only.	10/14/2023 10:14 AM
357	This seems odd to me. It may confuse the consumer .	10/14/2023 10:10 AM
358	That's just goofy. Brokers should have to license in all related as they do now	10/14/2023 9:58 AM
359	This would limit what brokerage I could choose to work with if I couldn't work with multiple. My current brokerage does not do property management.	10/14/2023 9:52 AM
360	I had a residential buyer client who wanted me to manage his properties for him. I got licensed in property management and during my learning found out I couldn't manage his properties because my brokerage isn't licensed in it. I don't want to move brokerages, I'm happy with them, but I missed out on an opportunity to grow my business. We even looked at partnering on the property so I could manage it as an owner, but again, the rules weren't in my favor as I would need to be a 25% owner. He settled for a large property management company and he has not been happy with the level of service. I could have done better, I've been managing my own properties for many years. The current rules make it difficult for a small property manager to get started.	10/14/2023 9:49 AM
361	Again, i would prefer to keep it with one Brokerage.	10/14/2023 9:46 AM
362	Keep it simple one realtor one broker.	10/14/2023 9:38 AM
363	This make sense that the broker should have the knowledge and experience to supervise their area of expertise. Some brokers should have to Re-qualify in these new areas/sectors.	10/14/2023 9:29 AM
364	It may be difficult to track this work. I can see undisclosed conflicts of interest in this	10/14/2023 9:22 AM
365	This may apply more in rural areas where farms and residential listings are limited. In the city commercial and residential selling is different and not all brokers would want to carry the licenses of all industry sectors.	10/14/2023 9:22 AM
366	Absolutely. Licensees are licensed within ALBERTA. Not only should they be allowed to hold multiple industry sector licenses with different brokers, but should also be allowed to be licensed geographically with more than more broker within the same industry sector. For example have a license with a brokerage in Calgary and another in Grand Prairie.	10/14/2023 9:18 AM
367	THIS COULD LIMIT THE OPERTUNITY TO GET MORE EXPERTISE IN THE OVERALL ASPECT OF REAL ESTATE.	10/14/2023 8:37 AM
368	I think they need to support one brokerage it would be hard to keep loyalty for your brokerage and keep to the rules of your brokerage.	10/14/2023 8:28 AM

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369	Provided costs to licensees are reasonable there is a benefit for the clients being served however it may cause confusion as to which brokerage the agent is representing. Broker responsibility becomes much more complex.	10/14/2023 8:23 AM
370	This could cause confusion with the public	10/14/2023 8:04 AM
371	Yes. Some people may need two jobs and not being able to register stops them from applying	10/14/2023 8:02 AM
372	An agent should have loyalty to whatever brokerage they are registered with. I think this decision would only complicate the issue	10/14/2023 7:02 AM
373	Agents should be able to choose the brokerage that best supports them for each area of their business. If that means one for PM and another for sales, that seems the best option to provide the best service to the consumer.	10/14/2023 6:39 AM
374	We should have to look outside our current brokerage	10/13/2023 11:48 PM
375	This is not good and this contradicts the regulated status that RECA has now which I think is great	10/13/2023 11:12 PM
376	This seems very complicated mostly for advertising. Websites already have one Brokerage imagine seven or even 4. Or two. On a bus bench you could have the team name plus all the brokerages they are part of this becomes very cluttered advertising and hard to read and confusing for public. If we do that I think we would have change the requirement of brokerage having to be on the advertising at all as online as it is on your website which is on your advertising.	10/13/2023 11:11 PM
377	if someone wants to they can but seems like a lot of extra costs and headaches. but this should not be mandatory	10/13/2023 10:59 PM
378	You'd have to if you made everything separate. But this decision will create a lot of extra work and confusion & not a lot to gain for the people actually holding the licenses. Advertising clearly to the public will be difficult when multiple different brokerages and branding might be involved.	10/13/2023 10:49 PM
379	Residential, Commercial, Agri Business, Property Management & Condominium Management should be under same brokerage. Mortgage should be separate because of related to financing regulations. The structure should be like lawyer, will lawyer work on Real Estate in Law firm A and work on Insurance case in Law firm B?	10/13/2023 10:32 PM
380	If brokers need to be licensed in all Sectors in which their associates wish to specialize in then yes, it would be beneficial to have the option to work for multiple brokerages. Otherwise, many agents may not be able to continue with each of their licenses.	10/13/2023 9:47 PM
381	This will be highly confusing for the public and almost impossible to regulate. If you want to anger the public more and question the roles within real estate, this would do it.	10/13/2023 9:45 PM
382	I think it would end up being more expensive, difficult to manage, and a conflict. A potential conflict would be 2 brokers wanting or insisting the licensees prioritize their sector.	10/13/2023 8:53 PM
383	I believe the associate should be licensed at one brokerage only	10/13/2023 7:55 PM
384	Yes it will help associates to expand their business within Alberta	10/13/2023 7:54 PM
385	If the brokerage practices in all these areas then why should licensees go to different brokerages	10/13/2023 7:49 PM
386	I am an associate broker inside a real estate brokerage and am a broker of a condominium management brokerage. I would not want to hold licenses in more locations than I already have.	10/13/2023 7:41 PM
387	I don't agree with the previous point, so this one is redundant if I don't agree with the other.	10/13/2023 7:23 PM
388	That creates confusion to the public if I am understanding correctly.	10/13/2023 7:22 PM
389	If the licensing and requirements are different then yes I support the concept of being registered with different brokerages for difference lines of business Commercial real estate Broker A Commercial Property management Brokerage B One area not addressed would be leasing activities within the Property management framework - may create confusion to the	10/13/2023 6:38 PM

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public. Past history would suggest the public is unaware and does not care about the differentiation unless a problem arises after the deal is done.

390	No this seems like a money grab and again further convolutes the industry. What would a consumer think if they saw advertising with two different brokerage names? How would they wrap their head around it? What would prevent a company from setting up separate « brokerages » to collect more desk fees or steering industry members to certain brokerages.	10/13/2023 6:37 PM
391	I would like to take my property management course as I've been asked to manage people's properties but my brokerage doesn't offer property management. Therefor I can't help my clients and have to send them elsewhere.	10/13/2023 6:04 PM
392	It will be a nightmare to assign monitoring responsibility in the practice of our industry.	10/13/2023 5:54 PM
393	Some brokerage might not want to deal with a sector, but the agent might have a focus in more than one sector.	10/13/2023 5:21 PM
394	The fact that professionals might need to do this makes me hesitant about increasing the number of classes. But if the new classes are created, I would say it should be allowed.	10/13/2023 5:17 PM
395	Can you tell me who comes up with these stupid ideas. If you are licensed to a brokerage you should only have one brokerage.	10/13/2023 5:11 PM
396	I think that when Licensees are registered under different brokerages accountability may get bypassed	10/13/2023 5:10 PM
397	Would love to know how big of an issue is this. I feel like this change is to simply address all chaos that would be introduced with all the licenses people will need. I have never run into someone who needs this but i can see how all these licenses will create new challenges for brokerages and agents and will likely just make things more difficult for industry professionals to operate.	10/13/2023 4:34 PM
398	Way too confusing	10/13/2023 4:33 PM
399	If it has hindered people from accessing resources it's a good change.	10/13/2023 4:21 PM
400	One agent registered with 3 or 4 different brokerages. Consumer confusion, increased bureaucracy, extra cost for both brokerages and agents. This is the least thought out idea you guys have every come out with. Sheer stupidity.	10/13/2023 4:18 PM
401	This should already be automatic and not require "Additional registration", which we know is just essentially a money grab for more licensing fees.	10/13/2023 4:10 PM
402	The options should be give to the Agent to choose	10/13/2023 3:53 PM
403	To confusing. This would require more scrutiny by Brokers to ensure that a licensee is only discussing, participating, etc in the specific license they are registered with that particular brokerage. Often, there is an overlap in areas for many realtors.	10/13/2023 3:46 PM
404	Yes. Associates should have the option of choice. this keeps service offerings competitive and sharpens everyones game. However, this does not necessitate the creation of more counsels.	10/13/2023 3:45 PM
405	This is currently the requirement to hold both a property manager's license and a condo manager's license, so I absolutely support maintaining this structure if it ensures allowing both types of licenses to be held by the same person.	10/13/2023 3:38 PM
406	Why not? Although it does seem somewhat convoluted.	10/13/2023 3:36 PM
407	This can create a lot of confusion when dealing with different brokerages as every brokerage has different rules, fees and eventually it will be too costly for a associate to register with different brokerages.	10/13/2023 3:32 PM
408	I believe outlining different brokerages [ie: business cards and marketing], would cause confusion in the industry and to the public.	10/13/2023 3:31 PM
409	Will they have to pay additional cost to each independents brokerage? This seems unfair to the person who is licensed and has been trading in that sector in the past. How will this be resolved?	10/13/2023 3:31 PM
410	this also becomes very confusing as to which brokerage is then paid the commissions and	10/13/2023 3:22 PM

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again now involves multiple fees

411	I feel that the relationship built with your broker is very important. Does this mean that these individuals would need to build that relationship with several brokers? Does it mean paying dues to several different brokerages to be able to work in the sector that the brokerage is licensed with? Just so we can work in that sector? That doesn't seem fair.	10/13/2023 3:16 PM
412	.	10/13/2023 3:15 PM
413	I don't have strong opposition or support for this matter.	10/13/2023 3:14 PM
414	That would likely require multiple desk fees and create more financial hardship for individuals who carry more than one license. If this rule was required, I'd oppose it. If it is their choice, I have no opinion on the matter.	10/13/2023 3:03 PM
415	I feel as though that would be confusing and have too many parts.	10/13/2023 2:57 PM
416	Not a chance! What a nightmare that would be. Who would you owe allegiance too?	10/13/2023 2:53 PM
417	They should stick with one brokerage as each one has different rules and policies.	10/13/2023 2:39 PM
418	Too confusing	10/13/2023 2:34 PM
419	Licensees should not have to register with different brokers; this is insane, time consuming, costly and makes no sense for us licensees to have multiple brokers. Your focus should be on making sure people who are trading in their respective areas are trained properly. e.g. - primarily residential associates who represent commercial prospects and the associate has no idea of terms, how to complete the appropriate paperwork, etc. These are the people that RECA should be focusing on, rather than having people with specific areas of practice have more than one broker.	10/13/2023 2:33 PM
420	NO - to avoid industry chaos each REALTOR® must only work with the same (i.e. one) broker office. Otherwise this creates mass confusion for the public and with other REALTORS® trying to contact a REALTOR®, seeing advertising for two different offices and wondering if it is the same person or what is going on? Let us be crystal clear: there are already many offices in Alberta that hold licensees in multiple industry sectors so if REALTORS® want to accomplish this, RECA must advise the option that they do their research and find an office that allows them to work in multiple industry sectors.	10/13/2023 2:25 PM
421	They have that freedom to do as they see best.	10/13/2023 2:22 PM
422	It should be 1 brokerage to not confuse the public	10/13/2023 2:20 PM
423	could open the door to conflict between brokerages, how could you police/manage these licencees?	10/13/2023 2:20 PM
424	This just makes sense. Our brokerage doesn't offer property management, meaning that an agent that sells residential real estate, and offers property management can't actually be a part of our brokerage.	10/13/2023 2:05 PM
425	I foresee a situation where a licensee in Property Management with Brokerage A and Residential Sales with Brokerage B, may take clients from A to B when it is time to sell even though the client belongs to Brokerage A. It may also lead to more confusion than necessary. For example, Lincensee does a bad job in managing a property, tenants look him up to give a bad review, but his Residential Sales brokerage shows up so tenants leave a bad review on there because they do not know better. This is just from the top of my head, there could be more.	10/13/2023 1:59 PM
426	This creates unnecessary complication, since any member can operate in Alberta with any brokerage. It also creates additional complication to the regulator trying to manage oversight to licensees - something the regulator is doing spectacularly poorly right now.	10/13/2023 1:51 PM
427	I don't think that we should limit industry members in their selection or job scope, so it would have to allowed, however this would probably be very difficult for some members to manage. There is too much inconsistency between brokerages at this point to make this easy for members.	10/13/2023 1:37 PM
428	Unsure how this would look - there may be conflicts of interests/confusion if a licensee is registered under one brokerage at the same time.	10/13/2023 1:37 PM

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429	YES. Holy smokes it is about time. This is a very limiting factor for licensees currently.	10/13/2023 1:34 PM
430	I wouldn't want to have to pay extra fees or fees from both brokerage	10/13/2023 1:34 PM
431	I don't plan on doing this so I'm not sure how this would impact member as it wouldn't impact me.	10/13/2023 1:29 PM
432	There is no need to further confuse consumers and create more layers of headache and cost.	10/13/2023 1:26 PM
433	Currently our brokerage does not allow residential real estate agent to participate in property management. As a result this limits opportunities available to agents. Allowing agents to hold a license at two brokerages would solve this problem.	10/13/2023 1:21 PM
434	Multi-licensed agents should be allowed to align themselves with different offices who represent their different needs under different categories	10/13/2023 1:17 PM
435	It seems to me it would be quite confusing to figure out which brokerage a licensee is working for at which time. If they are working for two different brokerages, there could be conflict of interest. Perhaps the general public will not care which brokerage they are with, but I see issues among other licensees, confidentiality, and client care.	10/13/2023 1:17 PM
436	Yes. Some brokerages don't allow property management. it would be great to have options to choose	10/13/2023 1:11 PM
437	I don't think that holding licenses in the Selling side, financing side and management side is a good idea. I think that could quickly lead to serving the agents interest before their clients	10/13/2023 1:10 PM
438	If the brokerage isn't licensed in a sector the agent choosing to license in then yes	10/13/2023 1:01 PM
439	Licensees should be limited to acting under one brokerage alone. If they wish to have numerous licenses then they should have to choose a brokerage licensed in all. Therefore there is no ambiguity in which brokerage holds responsibility for the activity of the licensee.	10/13/2023 12:57 PM
440	That would be a marketing and logistical nightmare and cause significant increase of confusion for the public.	10/13/2023 12:56 PM
441	I have no opposition as long as the brokerages do not practice under common law - this could create challenges for client privacy otherwise.	10/13/2023 12:54 PM
442	I'm not clear on this to comment.	10/13/2023 12:50 PM
443	Too confusing to the consumer	10/13/2023 12:49 PM
444	This sounds like a mess, and I am surprised it has even made it this far as a suggestion. This is messy, and licenses should all be held by one brokerage. Things are already messy enough with the allowance of Brokerages like 1%, 2% eXp, REAL, etc. The consumers do not like having to go drop off a deposit "virtually" at a bank - yet it seems like RECA's mandate of protecting the consumers, is just making it easier for "anyone" to become a Broker.	10/13/2023 12:46 PM
445	It sounds like it may complicate matters, yet if a licensee is with a brokerage they love for residential but that brokerage doesn't practice commercial it would allow them to stay with that brokerage while still being able to practice in an area the brokerage cover.	10/13/2023 12:44 PM
446	I don't know enough about why you would do this. It does seem very confusing to me to be able to work under different brokerages. Seems complicated	10/13/2023 12:43 PM
447	I can see the value in members holding different licenses in related industries to better their abilities to serve their consumers	10/13/2023 12:33 PM
448	Not every broker can provide the highest level products for my clients.	10/13/2023 12:30 PM
449	Why shouldn't they be restricted to one brokerage?	10/13/2023 12:29 PM
450	As long as the different brokers do not try to pass the buck if there is an issue	10/13/2023 12:18 PM
451	I feel that this would cause confusion for the consumer more than anything else. If your brokerage is not licensed in all the industry sectors you wish to work for you can find one that is and transfer there. Many of the rural brokerages work in multiple communities and over large areas of the province. This seems to be another proposal for city brokerages to narrow their business practices.	10/13/2023 12:13 PM

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452	This poses a huge conflict and confidentiality risk in my opinion.	10/13/2023 12:11 PM
453	Again confusing and you'd have multiply Brokers trying to Police an Associate or Associate Broker. Would all the Brokers be liable if the rules were Broken by their Associate? Where would their desk be?	10/13/2023 12:07 PM
454	Keep three categories as is.	10/13/2023 12:04 PM
455	I think that if someone wants to be licensed in more than one sector they should find a brokerage that offers those businesses.	10/13/2023 12:02 PM
456	Lack of transferable and accountability. A single broker holds accountability for their agents activity	10/13/2023 12:01 PM
457	What would be need for that? Agent should pay brokerage for registration and work there, so paying multiple times is not beneficial to agents.	10/13/2023 12:01 PM
458	Could create muddy waters in terms of conflicts of interests	10/13/2023 11:54 AM
459	Licensees should be with one single brokerage. Having multiple brokerages would be confusing to the general public. It would also create unnecessary work load increases for all parties involved in the transactions.	10/13/2023 11:53 AM
460	Seems unusual, what would be the purpose of this?	10/13/2023 11:51 AM
461	I would like to gain knowledge by working for a commercial real estate company but because most of my income comes from residential, I can't switch over to learn more about commercial.	10/13/2023 11:50 AM
462	This would make it unclear to the consumer when an issue arises.	10/13/2023 11:50 AM
463	This increases the risks of conflict of information as a person who is buying or selling different property types may find an associate who works for them on one transaction at one brokerage, and who is privy to sensitive information is now working for a brokerage representing the other side of a different type of transaction. It will be almost impossible for Brokers to oversee or anticipate this sort of conflict.	10/13/2023 11:49 AM
464	Question 6 and 7 hinge on either streamlining into 7 or not. This adds more red tape than it solves. Being under multiple banners makes no sense and it is confusing to the public. Agents who practice 50% residential and 50% commercial, should find a brokerage that supports both their initiatives. Ultimately as owners, I'd rather agents have a specialty, but not all licenses are equal. Someone who does 99% agribusiness/rural properties will be completely equipped to residential real estate. Someone who does 99% acreage residential, will be ill equipped to sell a farming business. Someone who does 99% property management, will be ill equipped to sell a home, and vice versa. For my brokerage, we have the best support in place for residential real estate. If someone wanted to be focused on leasing and office sales, I would recommend they go to Avison Young or CBRE. Let the broker's demonstrate they can support the activities under the sectors they choose to support. Then let the agents decide where they want to practice.	10/13/2023 11:43 AM
465	I believe some brokerages provide a wealth of information and working with that team is important. Breaking off into separate brokerages like this in my opinion would only complicate processes.	10/13/2023 11:40 AM
466	It will cause too much confusing to the public to have an agent licensed with multiple brokerages within the same market. How confusing is that to the consumer. How would common law practice work with conflicts of interest in transactions work if they're licensed within the same brokerage but different sectors. I also think it's better to have such a hard barrier for entry to become a broker to start your own brokerage. There's a possibility of lots of small boutique brokerages opening up on a whim, and failing. How would that look to the public about confidence in the real estate sector. I think it benefits brokerages and the public to have Realtors who operate more full time in that respective license. Some brokerages have a strong brand of being only made up of big time Realtors in that license, it would dilute it if anyone could join part time just to have the brand name. Like Avison Young for example.	10/13/2023 11:40 AM
467	I believe this would bring confusion to the public of who the licensee actually works for or who to call if an issue arises?	10/13/2023 11:38 AM
468	So long as no issues arise from a associate being associated with different Brokerages yes.	10/13/2023 11:38 AM

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469	Does not apply to my field.	10/13/2023 11:38 AM
470	I think your licence should be held at one brokerage. You should go to a brokerage that offers all if needed	10/13/2023 11:36 AM
471	My brokerage doesn't have property management just residential and there no point for me to take a licence if I can't practice. And I don't want to leave my brokerage	10/13/2023 11:36 AM
472	Again, this seems more complicated, expensive and time consuming for real estate professionals who want to serve their diverse real estate buy/sell clientele. A real estate sales representative should be licensed under one real estate brokerage. It is also better and easier this way for the brokerage to monitor their sales people in regards to compliance and customer service and protection.	10/13/2023 11:36 AM
473	Selling houses and selling acreages under two different brokerage names is insane. Conveyancing issues and commission issues are just the tip. Then there is unnecessary dual agency issues that are sure to start up. Confusion. Why would we do this? If a broker wants to have more agents who seek to practice in more than one area, the Broker should simply take the course required in order to accommodate that agent. Geez, why are we letting the Brokers off so easy? What is the deal? What influence are brokers having over RECA like this so as to do anything they can to avoid taking a course ? Brokers should be strongly encouraged to take all the education they can. In fact, brokers should be mandated to take all the real estate courses period. That should be one of the biggest differences between an agent and a broker. Education and experience. going to have to take the course or risk losing the agent to another Brokerage. Flitting around brokerage to brokerage increases mistakes, opens us up to dual agency issues more than necessary and makes conveyancing cumbersome. And don't keep trying to find an "out" for the Brokers. Apparently you want Broker "buy-in" and this is one way to ensure they do - letting the Broker off the educational hook and allowing agents to flit around between brokerages. Stop. This should have never ever been allowed to start up in the first place.	10/13/2023 11:36 AM
474	I feel this could cause confusion when issues arise about which brokerage is responsible for the licensees actions	10/13/2023 11:34 AM
475	In my opinion it is all or non. If your brokerage does not offer what you need in one place then find a new brokerage. You do not need to put your hand in every candy jar!	10/13/2023 11:32 AM
476	If they are currently working in that sector and the changes do not allow them to work in the sector due to the brokerage not having the licence then yes however that would likely be a nightmare for E&O coverage over multiple brokerages	10/13/2023 11:31 AM
477	One broker is sufficient	10/13/2023 11:29 AM
478	Some brokerages dont have a good commercial core for those who get the commercial license. Its hard to start off in commercial when you have been dealing with residential, you should be able to join with a commercial forward brokerage to be able to learn the ropes in that field.	10/13/2023 11:27 AM
479	I think this is a good idea for licensees who would like to practice in different areas.	10/13/2023 11:26 AM
480	There really is no need to change her to fix what is not broke	10/13/2023 11:24 AM
481	ABSOLUTELY NOT! WHAT A RIDICULOUS SUGGESTION!	10/13/2023 11:23 AM
482	Yes, allow us to determine where we want to work and stop forcing us to be restricted by the current system. I hold Resi, Rural and Commercial My brokerage isn't really a commercial brokerage and I would be better served to go to one that is. My brokerage also doesn't allow PM and I would like to offer that for my clients but I can't because my broker doesn't offer it. I'd like the option to go wherever I choose for each portion of my license. You should also remove any comments about appraisals as you no longer have anything to do with them.	10/13/2023 11:22 AM
483	this is too confusing and not advantages to the brokerage. The brokerage should align with the registrants needs.	10/13/2023 11:21 AM
484	Yes some brokerages are better qualified for different sectors.	10/13/2023 11:21 AM
485	I can't see this being good for the end-user experience as it would be confusing as to which brokerage the licensee works at. You would have Mr. Realtor as an agent at 3 different brokerages and also possibly paying more monthly fees to each of them - depending on the	10/13/2023 11:21 AM

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brokerage business model - and on offer situations, how would that information be inputted from our automated system unless you do it manually? It's just something to think about more on the other end I guess. So far I am not in favour of this one. Either that or I don't understand the question without more context or an example of what you are talking about.

486	No on two accounts, this allows too many openings for new brokerages that operate at a limited capacity sector wise. I feel that a brokerage should be able to support their associates in all sectors. This also allows for uncertainty to the public as to which brokerage they are dealing with if the associate is showing up at two brokerages that are not related. For the associate, this also means more fees and expenses to continue their practice.	10/13/2023 11:20 AM
487	I support this idea as I am with a brokerage that choses to not do certain types of involvement in aspects of sales.	10/13/2023 11:19 AM
488	This would make it possible for one brokerage to charge another brokerage or seek compensation if the agent is more successful in one type of transaction than another	10/13/2023 11:18 AM
489	The concept sounds good, the challenge I forsee, would be around advertising and marketing for licensees who are licensed with multiple brokerages across multiple industry sectors. Example, John is with ABC Realty for residential real estate in Calgary, CBA Management for residential property management, and XYZ Realty for residential real estate in Lethbridge... While this is presumably an unlikely scenariio it would definitely create confusion for consumers. Do they have to put all three brokerages on their business card, social media pages, and ads? What does this look like? I would expect most licensees would find a brokerage that practiced in the same industry sectors they want to practice in. Additionally, could a broker be a broker at multiple brokerages in the same industry sector? Maybe I want to a run an ABC realty franchise, and a XYZ realty franchise (much like car dealerships of competing brands are often owned by the same ownership)?	10/13/2023 11:18 AM
490	Who's ideas are these??	10/13/2023 11:15 AM
491	This could potentially create a conflict of interest between brokerages.	10/13/2023 11:13 AM
492	This may get confusing. Would need to see how this works.	10/13/2023 11:11 AM
493	I can't even imagine the problems this could create. The current system of being required to register with one brokerage in Alberta is the only way to control protection of the consumer.	10/13/2023 11:10 AM
494	Multiple brokerages : Splits :fees This is stupid	10/13/2023 11:09 AM
495	Would be to difficult to keep track of.	10/13/2023 11:09 AM
496	This is totally Bonkers, you talk about confusing the public, WOW! So Joe Blow works for such and such brokerage, no he works for so and so brokerage, oh no he works for XYZ brokerage. Total confusion, lets not go down that rabbit hole.	10/13/2023 11:09 AM
497	Oh my god could you imagine the confusion this would cause.	10/13/2023 11:04 AM
498	- could cause confusion for associates who are following different policies and procedures manuals - could cause confusion for public - who do you work for? "when I'm managing your property I work for ABC co. when I'm selling your property I work for EFG co." - Would associate websites have two brokerage logos on them? If they have a bad experience with one aspect, the other brokerage is tied to that. - could cause increased conflict of interest	10/13/2023 11:03 AM
499	As a Broker, I would never have an agent that was registered with other brokerages. I think that the potential for Agents/Licensees to get contradictory information from different Brokers. The potential for errors would be further increased, and propagated to other sectors.	10/13/2023 11:03 AM
500	Realtors can sell anywhere in Alberta. The public assumes that if you're operating in their area then you're local to their area. This step could deceive the public.	10/13/2023 11:02 AM
501	Lets complicate things more....oversight will be more difficult and this will be confusing for consumers.	10/13/2023 11:01 AM
502	Indicated above I feel it would be a huge mess with so many team names and brokerage names that could be associated with one individual. I don't think it is in the best interest of the public as there could be a greater degree of uncertainty than what already exists with consumers of our industry.	10/13/2023 11:00 AM
503	See above	10/13/2023 11:00 AM

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504	Again, this theoretically seems great but creating these specialized brokerages reduces the incentive for brokers to have an all inclusive operation. A prime example is someone who's licensed as a PM and a realtor what if they sell a property but then also want to manage the unit for the buyer. They will have 2 different physical offices, 2 different brokers to report to and lots of the insight the PM broker has can impact the buying decision of investment Realstate but then the commission goes to the seller representation broker even though insight came from the PM broker.	10/13/2023 11:00 AM
505	Mortgage brokers should not be realtors	10/13/2023 10:59 AM
506	Flexibility is good and they would have brokerage oversight in both/several places.	10/13/2023 10:58 AM
507	no. conflict of interests and how do monitor their work???	10/13/2023 10:58 AM
508	Having multiple licenses creates opportunity for unethical behaviour. If the licensee is under one brokerage, these individuals can be monitored more closely vs separate institutions. In the event the brokerage does not offer the multiple licensee options, then the licensee's choice of brokerage can be reviewed on a case by case basis.	10/13/2023 10:56 AM
509	Conflict of interest	10/13/2023 10:56 AM
510	Competition is good	10/13/2023 10:55 AM
511	We should have the right if we choose; some brokerages are better equipped to handle commercial applications than residential ones.	10/13/2023 10:55 AM
512	Yes, this will allow licensees to work in their decided areas even if their current brokerage does not practice in that area.	10/13/2023 10:55 AM
513	This will be too confusing for everyone involved	10/13/2023 10:55 AM
514	I came from Ontario and am licensed in Commercial and Residential now. It would just mean paying more money from me to be licensed in both. So no.	10/13/2023 10:55 AM
515	Again, what does your research tell you? How has this worked in other jurisdictions (with similar rules)?	10/13/2023 10:54 AM
516	This will confuse the associate and loyalty will become a big issue.	10/13/2023 10:53 AM
517	If it is going to be split how can you tell a person they cannot be licensed in one area but another?	10/13/2023 10:52 AM
518	Licensee should allow to be registered multiple brokerage. What if the brokerage I registered have the license for examplerural (agri) license but their expanded area is only residential and commercial. They could find the brokerage who offer more extended service in agri ? This is my 2 cents	10/13/2023 10:52 AM
519	Yes, however ONLY if the brokerage that they are at for one license does not hold the license for another industry sector. IE - if my brokerage only allows for residential sales and I also want to do property management then being associated with two different brokerages makes sense - HOWEVER if my current brokerage holds multiple licenses that I wish to work in, then i MUST only be associated with that one brokerage - meaning that I cannot pick and choose which brokerage I want to be at for each individual industry sector when any one brokerage that I am associated with offers all the industry sectors that I am practising in.	10/13/2023 10:51 AM
520	Leads to consumer confusion when they see the see as me individual advertisements connected to multiple brokerages.	10/13/2023 10:50 AM
521	Generally, I see most agents working in one industry predominately, not sure if this would be of wide spread use. I can see its use but really would only affect a small minority who want to the odd commercial deal and there current broker isnt knowledgable of commercial, which seems counterproductive to the point of being a broker (in the current system, all brokers in my experience have enough experiance to get you started). It doesnt make sense to be paying 2 brokers and splitting 2 commissions with 2 sepearte commission splits. If your doing 2-3 different sectors, it makes sense to use one broker and do one commission split	10/13/2023 10:50 AM
522	It seems complicated but it is sensible if these sectors are also completely different areas of Alberta.	10/13/2023 10:48 AM
523	I support this in certain areas, ie a residential real estate associate who is also a mortgage	10/13/2023 10:46 AM

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associate. I only support this if the brokerage they are licensed to does not operate in the sector where the individual wishes to hold another license.

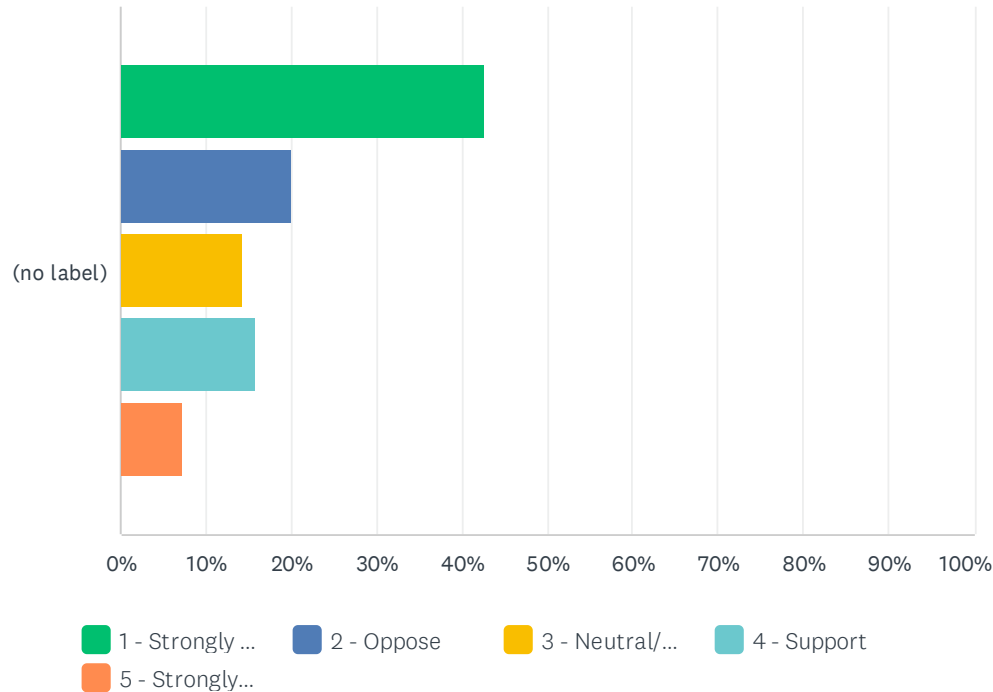
524	Confusion, confliction, public perception.	10/13/2023 10:45 AM
525	Ugh, how many sets of cards and signage do I want to pay for . Too much confusion for the public. Again leave it as is One broker.	10/13/2023 10:43 AM
526	If ABC Realty is top commercial brokerage in town. I would want to be a part of that team to advertise with, and represent. If RDI Realty was the best Residential Brokerage, then I would want to be there, for residential. Is there a way to have a primary and a secondary?	10/13/2023 10:43 AM
527	I believe allowing licensees to register with different brokerages for each industry sector would create confusion within the industry and for the public. Having licensees associated with multiple brokerages could blur the lines of accountability and make it challenging for consumers to identify the right point of contact for their specific needs. Maintaining clarity and transparency in the real estate industry is crucial for the trust and confidence of both professionals and the public.	10/13/2023 10:43 AM
528	But wouldn't be necessary considering I strongly oppose dividing licenses into 7 categories.	10/13/2023 10:42 AM
529	Given these changes they would have to be able to otherwise people would lose their careers. It still seems very unnecessary.	10/13/2023 10:42 AM
530	No.. this will be cost prohibitive.	10/13/2023 10:41 AM
531	This is a recipe for disaster. Alberta is not so large that people can't do business throughout the province registered with one brokerage. Allowing multiple registrations is going to create confusion with the public, particularly as online advertising is not geographically based. This could have worked 50 years ago when most advertising was print and people moved around less. Not a good plan.	10/13/2023 10:40 AM
532	Conflict of interest.	10/13/2023 10:39 AM
533	Not sure how it matters.	10/13/2023 10:39 AM
534	If they want to pay the fees it's up to the individual	10/13/2023 10:39 AM
535	not sure why there would be a need to be registered with different brokerages.	10/13/2023 10:39 AM
536	Some brokerages specialize in certain sectors more than others	10/13/2023 10:37 AM
537	associates should be responsible to ONE brokerage only, diluting this doesn't do anyone a service	10/13/2023 10:37 AM
538	Once again, just another added cost to change something that works just fine the way it is.	10/13/2023 10:37 AM
539	For reasons given earlier.	10/13/2023 10:37 AM
540	This will only confuse the public and make a brokerage weaker and open to multiple lawsuits arising from them working at other brokerages.	10/13/2023 10:36 AM
541	If I am understanding correctly, This would allow me to work in Property management with a different Brokerage then the one I am working residential real estate and would allow me to broaden my work and reach within the field. This would be a be if it for my business and my clients.	10/13/2023 10:36 AM
542	I could see this becoming confusing to members of the public	10/13/2023 10:34 AM
543	Yes, for example there are a lot of brokerages who are not licensed in Property Management (and don't wish to be) if they want to property manage under another Brokerage but practice all other areas under another brokerage why not? Alternately, make it easier and less costly or create some incentive for all brokerages to be licensed in all areas.	10/13/2023 10:34 AM
544	Having an licensee registered with multiple brokerages for different industry sectors may cause some confusion in the public, and difficulty for the licensee to market themselves. An exception to this would be the mortgage broker as I see that as more distinct from the other industry sectors.	10/13/2023 10:34 AM
545	Yes, this makes sense to me and would decrease the number of brokerages trying to "do it all" and work outside of their scope or area of specialization.	10/13/2023 10:32 AM

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546	Too confusing to the consumer	10/13/2023 10:32 AM
547	This will confuse the general public in my opinion and would beg the question as to how to market yourself and the brokerage you belong to. If the rules for marketing don't change to accommodate this I do not support the change.	10/13/2023 10:32 AM
548	Why would licensees want to double there costs being licenced at two different brokerages?	10/13/2023 10:31 AM
549	It would help some of us get into commercial real estate through brokerages that have more knowledge and support in that specific area	10/13/2023 10:30 AM
550	It is difficult enough to monitor an agents activities to ensure they are within the rules and regs, as well as following brokerage policies. Adding a layer to that with multiple brokerages is not a good idea. An agent should work at a brokerage that supports the needs of their businesses and brokerages should stick to their expertise.	10/13/2023 10:30 AM
551	I wouldn't personally pursue this, but it may make sense for someone who prefers a certain brokerage representation for one sector and maybe another brokerage has a much larger presence in another sector.	10/13/2023 10:27 AM
552	I'm not sure if I'm educated enough on this issue to say	10/13/2023 10:27 AM
553	The statement: "Currently, individuals can be registered with different real estate, mortgage, and condominium management brokerages if they wish to practice in all three" needs to also align with a brokerages HR and employment policies (Codes of conduct, Conflicts of interest, focus on ones primary line of work, etc.)	10/13/2023 10:27 AM
554	You should be with a brokerage that can support your business in which ever sector you work in. With knowledge to offer in that specific sector.	10/13/2023 10:27 AM
555	If people WANT to do it, they should be allowed to. But not mandatory. Again, we don't all have \$500-1000 a month to be paying these brokerages just to keep our licence. How are we ourselves going to pay rent or raise our families if we can't get even 1 deal a month? I think RECA should support giving business to its members based on performance metrics to actually help us survive and do well. But there is no focus on any of this.	10/13/2023 10:27 AM
556	I can see the advantage for an agent to choose separate brokerages as certain brokerages have strengths in different sectors.	10/13/2023 10:26 AM
557	If they want to pay double brokerage fees, so be it. However, this may be confusing for the consumer.	10/13/2023 10:26 AM
558	This will confuse the public and lead to law suits. Which brokerage will the consumer sue if their agent is licensed through multiple brokerages but works with the same client for their residential and commercial real estate needs?	10/13/2023 10:26 AM
559	The costs for brokerages and agents would be to great to continue in multiple fields.	10/13/2023 10:23 AM
560	Why would they want to pay extra fees at multiple brokerages?	10/13/2023 10:18 AM
561	.	10/13/2023 10:17 AM
562	Current brokerage won't allow any residential sales even when having been licenced for over 20 years	10/13/2023 10:17 AM
563	Creates confusion.	10/13/2023 10:16 AM
564	Complications x100	10/13/2023 10:14 AM

Q8 DO YOU SUPPORT ALLOWING LICENSEES TO REGISTER WITH MULTIPLE BROKERAGES WITHIN THE SAME INDUSTRY SECTOR?

Answered: 1,539 Skipped: 13



	1 - STRONGLY OPPOSE	2 - OPPOSE	3 - NEUTRAL/DON'T KNOW	4 - SUPPORT	5 - STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	42.63% 656	20.01% 308	14.36% 221	15.72% 242	7.28% 112	1,539	2.25

#	PLEASE EXPLAIN YOUR REASONING. DO YOU HAVE ALTERNATIVE SUGGESTIONS?	DATE
1	I don't know how a licensee being accountable to more than one brokerage is all but guaranteed to have legal issues. How will it not confuse the public that I would market myself to more than one brokerage? How does that instill consumer confidence in any way?	11/30/2023 9:08 PM
2	As I answered in question 6. Not a good idea.	11/30/2023 4:21 PM
3	Same reason as above	11/30/2023 3:50 PM
4	Stick with one brokerage, it becomes too much money if you belong to many & confusing for your clients. Plus where has loyalty gone??!!!	11/30/2023 2:39 PM
5	NO this is a bad idea. Edmonton is the only board that does not belong to Pillar 9, get Edmonton on board so all data is shared.	11/30/2023 2:37 PM
6	have you thought this through???? THIS IS LUDICROUS!! the liability-the paper trail-who does conveyancing -fees- the consumer confusion-LIKE really!! BAD IDEA!!	11/30/2023 1:52 PM
7	Again no way on the face of the planet would I allow that at my brokerage, and then we then would anti-competition stuff to deal with if it was allowed. We should not be dictated to the way we run our businesses.	11/30/2023 1:08 PM
8	Too confusing for the consumer and the industry.	11/30/2023 11:19 AM
9	seems to easy to cut corners on variuos things	11/29/2023 4:32 PM

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10	What we currently have works! Do not change!! This question almost seems to be asking the same as the previous questions with different wording! Resulting in confusion, ALREADY! This is so laughable and unbelievable! I need to repeat: This proposal will likely create confusion for both realtors and the public. Imagine a realtor's name associated with 7 different brokerages, each requiring distinct marketing materials visible to the public, including business cards. Picture a realtor handing a client 7 different business cards just for an introduction! This scenario is both amusing and illogical, adding unnecessary confusion. I truly don't understand the rationale behind considering such a bizarre idea. Also, it's important to note that the insurance industry operates differently and shouldn't be compared directly to the real estate industry.	11/29/2023 4:30 PM
11	just doesn't make sence to me	11/29/2023 4:03 PM
12	Again, terrible idea which will create multiple headaches and be impossible to administer!	11/29/2023 3:17 PM
13	Conflict of interest representing different brokerages, confusing for the public. Confusing for the agent. Chaotic	11/29/2023 2:22 PM
14	I fail to see the net benefit to the consumer should a problem arise	11/29/2023 12:38 PM
15	Choose one and work for them. Which brokerage gets the contract, etc.	11/29/2023 12:15 PM
16	Same reasons already given. This is not common sense.	11/29/2023 12:12 PM
17	Very confusing to the public and the agent.	11/29/2023 12:03 PM
18	This is absolutely absurd. Not even sure why this is being presented. I would never hire an associate that wanted o work at multiple brokerages.	11/29/2023 11:27 AM
19	Leave it alone	11/29/2023 10:50 AM
20	I feel that could create confusion with the public	11/29/2023 8:32 AM
21	This opens the door for legal matters between real estate corporations (Re/max, Century 21, etc.) and their brokerages and agents. Compromising proprietary information or forms, etc. I think that his would be opening a hornets nest for all involved.	11/28/2023 6:38 PM
22	I feel this would be more confusing to the consumer and wouldn't instill consumer confidence.	11/28/2023 2:31 PM
23	Again, not sure how this would work for supervising broker (s) ... but could potentially be a good idea resulting in more specialization within the industry and resulting better service to the public with enhanced expertise of specialists.	11/28/2023 2:07 PM
24	Again, this is ridiculous	11/28/2023 10:27 AM
25	See previous comments	11/27/2023 8:29 PM
26	I support allowing licensees to work under different brokerages if their brokerage does not have the sector they want to work under, eg a Realtor being registered in a residential/rural real estate brokerage and different commercial brokerage if none of both brokerages have both residential and commercial sectors. If one of the brokerages offer both of those sectors then that Realtor should join that one brokerage solely. I do not agree with Realtors being able to join multiple brokerages if the brokerage they are in offers multiple sectors. That just creates confusion to the public.	11/27/2023 5:33 PM
27	Yes, similar to my previous answer. Good for everyone- shared knowledge about the market in the different areas can make the industry stronger as a whole.	11/27/2023 5:13 PM
28	This could severely hurt brokerages, and could allow Associates the opportunity to take advantage of brokerages. For example an associate could use training from a brokerage that offers same (but at a more aggressive fee split for the brokerage ie 50/50) but then run their deals through a different brokerage (at a better split for the agent ie. 80/20).	11/27/2023 4:41 PM
29	I don't believe that realtor should practice in multiple regions in Alberta. They cannot be experts in each of these markets at the same time and therefore we cannot ensure they are providing reasonable care.	11/27/2023 11:46 AM
30	again potential for Cross Brokerage confidentiality concerns	11/27/2023 10:27 AM
31	I do not see ant harm with this to a public or our industry, just a benefit to a licensees.	11/26/2023 1:27 PM

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32	I am not so convinced you can be knowledgeable to the point of very competent if you are licenced in different parts of the province, keeping up with local trends is challenging enough so I see a problem with liability if you aren't consistent in a trading area eg Edmonton and Calgary have very different development bylaws now due to the recent changes announce in October in Edmonton, this matters to buyers and values for sellers, if you are from one city and practice occasionally in another are you really competent? Are you missing some pertanent info which could impact one of the aforementioned parties?	11/24/2023 5:55 PM
33	I can assure you that they will not know there market to help consumers if they are bouncing around from different locations and areas of the province if they want to be knowledgeable and experienced to give sound advise.	11/23/2023 5:22 PM
34	Sounds like a cash grab	11/23/2023 4:27 PM
35	I strongly oppose the entire initiative. The problem with surveys of this nature is the misleading questions. The answers to this question no matter how it is answered improperly skews the results depending on which way the author wants to direct the results and the analysis tool used to analyze the results.	11/23/2023 12:28 PM
36	Not a good idea. if this is permitted, theoretically an agent would be able to register with every brokerage in Alberta, we would ask; "what is the point in registering in every brokerage in Alberta", and thus, what is the point or registering with more than one? Members of the general public would be confused, and internal systems would have to be adjusted to keep track, and what would happen on a 'Search' for an agent's brokerage, and is registered under multiple?	11/22/2023 7:44 PM
37	With the understanding that it is in the same sector, licensee should be able to participate in multiple brokerage in DIFFERENT BOARD REGIONS. There are advantages to being on different boards. An alternative to this could be to have the Brokerage participate in different board. However, that will be impractical. As each board membership will require all members of that brokerage to participate. Allowing individuals will make more sense.	11/22/2023 4:29 PM
38	This would get very confusing.	11/22/2023 3:08 PM
39	I think associates need to be more aware when they chose their brokerage and ensure that the brokerage meets their needs	11/22/2023 2:55 PM
40	confusion in advertising and knowledge in the alternative markets	11/22/2023 2:07 PM
41	Same answer as Question 6.	11/22/2023 1:50 PM
42	It is difficult enough to properly represent clients in the area the agent is familiar with and then being able to be licensed in a brokerage at the other end of the province and still be able to professionally represent their clients, I see no advantage to this.	11/22/2023 1:10 PM
43	More confusion.	11/22/2023 12:24 PM
44	This practice would move us further away from transparency for the consumer public. The objective as I see it is we are trying to better clarify for the consumer public and remove subjectivity for the consumer and this would only further complicate clarity. It will further break down standards of service due largely in part to the different of unique styles of administration and management by different brokers and their brokerages.	11/22/2023 11:29 AM
45	see previous question remarks	11/22/2023 11:22 AM
46	So I can be a REMAX, CIR, and eXp agent simultaneously within the same geographic area for practicing residential real estate? Clearly I'm missing something.	11/22/2023 11:19 AM
47	Absolutely Ludicrous. This will cause chaos in our brokerages, industry and makes it much to easy to be opaque.	11/22/2023 11:01 AM
48	SDame reason as before. If I can go say with 3 different brokrages there is no way thye will not mingal. Privacy will be lost	11/22/2023 10:28 AM
49	This would be extremely difficult to manage and could be fraught with abuse as different brokerages provide different levels of compensation and support. Use the support from one brokerage but run the deal through the other brokerage. The only way this could work is if the brokerages themselves had an agreement in place if only for reporting.	11/22/2023 10:27 AM
50	There is no need for this. We are already able to list or sell anywhere is Alberta	11/22/2023 9:41 AM

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51	There should be no reason to acquire another licence to join another brokerage in another city.	11/22/2023 8:49 AM
52	No, that makes no sense to me whatsoever. You should be representing your brokerage AND your brand and being associated with more than 1 brokerage can cause great confusion in the general public.	11/22/2023 8:25 AM
53	More complicated	11/22/2023 8:23 AM
54	This is confusing and expensive. This will overwhelming the public and cause distrust. It would be expensive for the industry member. It would cause way too much added work. Brokers must be required to support agents with all license designations in their sector.	11/22/2023 5:56 AM
55	This could create issues with representing clients and being licensed with multiple common law brokerages.	11/22/2023 5:35 AM
56	A very clear way to create confusion for the public. As far as I know, a licensee can still hold memberships with different boards without this change.	11/22/2023 5:24 AM
57	This sound like something that would be of benefit to a very, very small number of people. Keep it simple! This is what a referral network is for.	11/21/2023 8:34 PM
58	Stop and think about this for only one moment - how can a realtor report to more than one master/brokerage each with their own POLICIES, PROCEDURES, SYSTEMS, MANAGEMENT, ETC.? This is no different than allowing dual agency/transaction brokerage. Be bold and eliminate realtor representation of buyer & seller without fiduciary obligations just as British Columbia has initiated. RECA, as a Regulator, you are focusing in the wrong areas.	11/21/2023 8:11 PM
59	Read my past comments I feel as if I'm repeating myself in each comment section. Seriously why would we agree to this?	11/21/2023 7:17 PM
60	This also doesn't help protect the public.	11/21/2023 3:47 PM
61	Allows agents unfamiliar with other sectors to operate there, and due to not actively dedicating themselves to that sector or town, they are unfamiliar with the issues or nuances there, which will cause issues for the consumer to deal with.	11/21/2023 3:27 PM
62	No I think that would cause confusion and a negative inter agency relationships	11/21/2023 2:39 PM
63	no accountability, potential conflicts between brokerages, liability.	11/21/2023 2:23 PM
64	I believe this would would costly for the individual and confuse other agents bybeing registered with multiple brokerages	11/21/2023 2:07 PM
65	Why? Confidentiality and privacy will be very hard to maintain. If a member of the public has an issue with a realtor, which brokerage are they calling? More confusion for the public and increases the work load for realtors with having to run separate sets of advertising. More money spent on something realtors are not asking for.	11/21/2023 1:50 PM
66	Other than specific cases like boarder cities or agents that are snow birds and want to split their time in 2 regions, countries or Provinces, it should not be necessary to join a different Brokerage. Your licence is good for all Alberta, why do you need to join 2 or more Brokerages? You can already join area boards for access to those areas without leaving your Brokerage. This needs more thought.	11/21/2023 1:49 PM
67	This might mess things up for brokers. If licensee works in Residential for RE/MAX for their listings, to take advantage of the RE/MAX brand and name, but runs all the buyers they get through homes and gardens to take advantage of lower costs/deal, this could impact the profitability of brokerages, and make them harder to successfully operate. We want our brokerages to stay in business, don't we?	11/21/2023 1:47 PM
68	I think this adds another level of complexity and in the eyes of the public adds confusion that possibly looks shady. I think agents should choose a brokerage that works for them and stay with that brokerage, I see no benefit to the public at large by having a Realtor registered in mulitple brokerages unless it is a border area such as Camrose where there is a lot of crossover between the Red Deer and Edmonton boards. I don't think allowing an Edmonton Realtor for example to also join a brokerage in Calgary is in the best intersts of the public. It is most unlikely that the Realtor has the local expertise necessary to represtent the client in a more distant location. I think that in any situation other than border areas with crossover between boards, this change can only add to public confusion and distrust of the industry	11/21/2023 1:37 PM

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69	Not a good idea.	11/21/2023 1:35 PM
70	Huge privacy and competition concerns with this one.	11/21/2023 1:34 PM
71	Comment on it above already. Imagine the situation when general public want to check on a particular agent and google him. Suddenly it will pop up the same name with number of different companies. What kind of reaction do you expect? Confusing, not understanding what is going on.	11/21/2023 1:27 PM
72	Seems reasonable and provides options to an industry member	11/21/2023 12:33 PM
73	We are most certainly talking about a minority here. Once again, increased red tape leads to increased costs and headache for those affected.	11/21/2023 12:30 PM
74	It would make no sense being with multiple brokerages, you'd be paying so much in fees to each one plus not to mention this could create many conflicts of interest.	11/21/2023 12:21 PM
75	I refer again to Joe Blow. If a person wants to work at a brokerage that is licensed to operate with different levels of licensing, then go there. No need to have more than one brokerage to belong to. This shows that RECA doesn't have a clear idea of what it is to be a member of a brokerage. Joe Blow would have a sign with one company on a sign on an acreage with one brokerage and another on a Calgary residential property and another with a commercial building. The public will certainly be confused and think that there is more than one Joe Blow. Who do they call. I hope I don't have to put forward to you any more scenarios. I am sure you can find numerous problems for the public. I am repeating myself with these questions. I don't believe that RECA is on the right track at all. This survey and the presentations to this point are muddled possibly on purpose. I am suspicious now of all of this that is going on.	11/21/2023 12:04 PM
76	Dilutes accountability	11/21/2023 11:43 AM
77	Strong conflict of interest	11/21/2023 11:06 AM
78	I operate in different sectors of the province. Being licensed in more than one sector would not be much of an advantage and would only add expense.	11/21/2023 10:24 AM
79	As long as it is their choice and not forced upon them by regulations.	11/21/2023 10:20 AM
80	I think it's a huge conflict of interest as well as the fact that it will double my costs as an agent, which are already out of control. I don't see how this benefits the consumer at all? It actually makes it even more confusing to them. Why complicate something that doesn't need to be complicated	11/21/2023 10:19 AM
81	See answer for question 6	11/21/2023 10:19 AM
82	Don't understand why - see answer #6. Leave things alone.	11/21/2023 10:14 AM
83	Not a good idea.	11/21/2023 9:59 AM
84	Even with the explanation above, there doesn't seem to be a genuine reason for this. As I am unfamiliar with the desire to belong to multiple brokerages in the same sector in Alberta, I will abstain for commenting.	11/21/2023 9:41 AM
85	too confusing to consumers	11/21/2023 9:09 AM
86	This sounds like a very particular situation that wont be relevant to 99% of agents. I dont see the need for this change. It sounds like this could be misleading advertising for consumers.	11/21/2023 9:03 AM
87	Why is this the focus instead of a cohesive MLS? Why should I have to register with another brokerage in another region? I am licensed in ALBERTA and should be easily able to access FULL information on properties (with easy access) throughout the province without an obstacle of joining multiple brokerages. Again, a suggestion of someone who hasn't practiced real estate.	11/21/2023 8:37 AM
88	This will confuse the public as to who is responsible for issues.	11/21/2023 8:30 AM
89	Only if second Brokerage is in a different physical region	11/20/2023 10:02 PM
90	agreed, the cost will rise, licencees make free decision within province	11/20/2023 9:21 PM
91	Not truly neutral. If allowed to simply be a member of more than one board but be in one brokerage, then what is the point of multiple brokerages?	11/20/2023 7:52 PM

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92	Again, this will become extremely complicated and the accountability will be non existent.	11/20/2023 7:37 PM
93	Who becomes responsible for who	11/20/2023 5:50 PM
94	While I can see how this would be beneficial, Obviously, this would pose some challenges regarding marketing. You would need to come up with an entire new framework for marketing requirements. During a particular transaction, is the agent representing one brokerage, or the other? Etc.	11/20/2023 4:44 PM
95	NO!!	11/20/2023 3:54 PM
96	Isn't my ALBERTA license already good throughout Alberta?	11/20/2023 3:50 PM
97	I disagree based on the following: 1) consumers may be confused with seeing an individual licensed with different brokerages - especially if they are different brands 2) consumers and members may question the licensee's regional knowledge and competency if they are registered with more than one brokerage in different areas of the province	11/20/2023 3:48 PM
98	No. Agent must be register with one brokerage only so that there will be no issues.	11/20/2023 3:40 PM
99	It's Inconvenient for agents and brokers. Lot to manage.	11/20/2023 3:35 PM
100	This is going to add admin costs to each brokerage which will likely be passed onto the agents not to mention legal consequences.	11/20/2023 3:35 PM
101	Not necessary. More liabilities, confusion, paperwork etc	11/20/2023 3:34 PM
102	I think if you don't live in the area you don't know the area and as such might be disadvantageous to clients.	11/20/2023 3:33 PM
103	Very confusing for the consumers and liability issues for the brokerages	11/20/2023 3:18 PM
104	IM WITH A BROKERAGE THAT OPERATES IN ALL AREAS OF AB SO THIS DOESNT HAVE MUCH EFFECT FOR ME BUT I CAN SEE WHERE OTHERS MAY GAIN FROM THIS IF YOUR TIED TO AN INDIVIDUAL BROAKERAGE IN ONE BOARD.	11/20/2023 2:30 PM
105	Could introduce lack of clarity - cases where problems could arise seem more numerous to me than the benefit of the advantages.	11/20/2023 2:14 PM
106	Errors and Omissions should be consulted prior to this level of change. If this is authorized what is the next step. One provincial brokerage?	11/20/2023 2:04 PM
107	I believe that agents should only be licensed with one brokerage per license in Alberta	11/20/2023 1:48 PM
108	A ridiculous concept. Within different provinces or countries perhaps where certain brokerages are not available but not within the same province. We are on an Alberta One system, so what's the purpose?	11/20/2023 1:29 PM
109	Given my response to the previous question, I see no issue with this.	11/20/2023 1:27 PM
110	Same as previous question. The public, in commercial real estate particularly, is aligning with the brokerage, well known respected etc. In practical terms allowing a licensee to float between brokerages would likely not happen in larger firms and creates an identity issue in smaller firms. Bigger concern is the appearance of knowledge. Allowing a licensee from Edmonton to registered in say Medicine Hat but who has no real practical experience in that market is misrepresentation minimally and fraudulent in practice. It does not protect the consumer at all. Brokerages should align with the requirements of their associates and if they don't then associates should make a decision ss to who carries their license.	11/20/2023 1:19 PM
111	it will be confusing to the consumer to see the same person marketing with two different brokerages for the same class of real estate	11/20/2023 1:18 PM
112	Too confusing to the public	11/20/2023 1:14 PM
113	Creates unnecessary consumer confusion.	11/20/2023 1:04 PM
114	I have no opinion on this.	11/20/2023 1:01 PM
115	Higher possibility of conflict	11/20/2023 1:00 PM
116	again, i believe this will create nothing but confusion for consumers and industry members alike. when there is an "issue" how are we as brokers to know which "brokerage" they were	11/20/2023 11:03 AM

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	offering services under, in situations where there is not contracts entered into yet etc.	
117	ONLY if it is to cross board boundaries (ie. Agents who consistently work Central and Calgary, should be able to license in both to get past the lockbox mess.).	11/19/2023 7:14 PM
118	do not know how this would work, and if they would be qualified in parts of the country that they only work periodically	11/16/2023 4:53 PM
119	To confusing for the public leave well enough alone.	11/16/2023 3:19 PM
120	How would the brokerage be made to be accountable if you have brokers working for multiple brokerages? How would this affect advertising, would the brokerage then had to let customers know that they have a broker working for two brokerages?	11/15/2023 2:31 PM
121	See my last answer.	11/15/2023 11:32 AM
122	Could lead to supervision & service issues involving too many Brokers.	11/14/2023 10:04 PM
123	same comments as item#6.	11/14/2023 10:05 AM
124	It would get complicated. You should be able to choose a brokerage for whatever you want to practice	11/11/2023 11:42 AM
125	I think this just makes no sense!	11/9/2023 2:45 PM
126	So I can carry 7 Business cards with 7 brokerages names and logos on it advertise with 7 different brokerages and that not become confusing for the Consumer. do I have to be a designated agent, do I become a Common law wow not confusing. Confidentiality how does that play into this. Alternative: the associate go to a brokerage that offers all of what the associate wants to be licensed under and practice. This should be a niche for the different brokerages, Mr/Ms Associate sign on with my brokerage I offer all industry sector licences.	11/9/2023 2:02 PM
127	I would if the brokerages are in different boards	11/9/2023 1:53 PM
128	This is not a good idea at all. With our license, we are able to practice anywhere in Alberta. I feel that if a Realtor is a member of two different brokerages, that will lead to consumer confusion. Advertising would be a mess. Google searches would be confusing. Just not practical. If the realtor wants to join that location's board as an associate (rather than a full member), they should be allowed too. Not sure if all boards offer that; but they should.	11/8/2023 3:58 PM
129	This would allow for a lot greater flexibility for a broker to perform work in multiple areas where a brokerage may only operate in a specific location or with a specific property type. For brokers that would like to work in both commercial and residential for instance, this is generally not possible.	11/8/2023 11:19 AM
130	I fell it is important to stay within reason of your geographical area.	11/8/2023 10:35 AM
131	Wouldn't this lead to conflicts of interest, both real and perceived?	11/7/2023 1:36 PM
132	I believe this would become too confusing and muddy for the consumer though I understand that Real Estate Brokerages and Realtors may have a different view. As a mortgage broker, I do not have that issue to deal with and multiple boards to deal with so as outline, I see no impact for my sector.	11/7/2023 12:27 PM
133	No continuity in managing these individuals.	11/7/2023 11:49 AM
134	This is an extremely unrealistic proposal. Not good for the industry at all.	11/7/2023 8:17 AM
135	If RECA is all about consumer protection, I cannot for one minute believe that this would NOT create MORE consumer confusion. And as a Broker, there is way too many questions as to how this is just not more RED TAPE being created by the regulator. Guaranteed that if a consumer filed a complaint against a licensee, that every brokerage that licensee holds a license with would be under RECA's microscope. And if there was ever a lawsuit filed against a licensee, guarantee each brokerage would also be named in the lawsuit.	11/6/2023 8:16 AM
136	i expect this will complicate an agents business with other agents and brokerages. This would take more effort for an agent to administer. i think clients and the public would also have trouble understanding who they are working with.	11/5/2023 10:39 PM
137	I feel this is a huge risk for consumers since a associate do not know all details of properties in different cities. If associates in Calgary also perform sales in Edmonton they do not know	11/5/2023 4:28 PM

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the area very well and will be a opposition for Edmonton associates and a risk for the consumers. The downside of our market also do not really support this idea.

138	I think this will lead to a lot of confusion, potential conflicts, and overall is a very bad idea. Strongly oppose.	11/3/2023 3:27 PM
139	Seems confusing, should only allow 1 brokerage, as we can practice anywhere in Alberta under our current structure.	11/3/2023 11:07 AM
140	When you say different areas - you are talking about the different Board areas? Currently we have Realtors come from Lethbridge or even Edmonton down to the CREB area to sell Real Estate and they have been allowed to do that. This would restrict which area we can sell in the province?	11/3/2023 10:50 AM
141	Not enough experience to have an opinion on this question.	11/3/2023 9:45 AM
142	You are kidding right?	11/3/2023 9:12 AM
143	You should hold your licence is the area you primarily live and work in. If dealing outside your area you should call upon a local agent and do a referral. This is too confusing and will lead to too many agents dealing in areas they know nothing about. This is a disservice to the public and our industry	11/2/2023 5:08 PM
144	Creates confusion with the public and increase fees for licensees	11/2/2023 4:01 PM
145	This is insane. How is this question even being asked?	11/2/2023 3:58 PM
146	already answered	11/2/2023 3:09 PM
147	Confusion as to what a licensee can do with which Brokerage. We have access to Pillar 9 (from the Edmonton Board) to market listings in other areas. We also have a referral system to work with other licensees in other areas.	11/2/2023 2:41 PM
148	This question fails to inspire confidence in the proposed licensing framework. I find it deeply troubling, given its blatant conflict of interest and disregard for employer and brokerage systems. From a public interest standpoint, this proposal appears entirely impractical and lacks the necessary considerations for ethical and transparent business practices	11/2/2023 1:31 PM
149	I do not think that someone can represent multiple geographic areas (i.e. Calgary and Edmonton) and do the best job for their clients.	11/2/2023 1:14 PM
150	Extremely dangerous. Too many conflicts and concerns to list. Really find it hard this question is being asked.	11/2/2023 10:47 AM
151	I do support this. I also support to allow a mortgage broker (Principal or Associate) be allowed to work with a brokerage and a bank at the same time. They can get paid directly from the brokerage or the bank. I understand the banks are not directly with RECA; however, RECA can relax this rule for its members that are already licensed mortgage brokers.	11/2/2023 10:43 AM
152	I strongly oppose the registration with Multiple brokerages and cannot understand its need. As agents we are licensed to trade anywhere in Alberta; so we already have the ability to move to various service areas if we choose. Registration with multiple brokerages is unnecessary and could be extremely confusing to the public.	11/2/2023 9:20 AM
153	See earlier comments. I would be concerned there is insurance protection to address conflicts of interest. In my opinion it would be surprising if legal supported this model without complicated controls.	11/2/2023 1:03 AM
154	Maybe allow licences to offer inter provincially but not within the same province	11/1/2023 9:31 PM
155	Leaning towards no on this - it encourages agents to hold licenses in geographical areas in which they have no knowledge or experience which is not something we need to encourage - better to refer out the business. The only case I see this making sense is for small towns/rural areas where agents often cover a large geographical area that may border multiple real estate boards and they may wish to be part of brokerages that serve those needs but perhaps these should be looked at case by case and apply for an exemption.	11/1/2023 8:55 PM
156	Absolutely, strongly oppose it. What a nightmare for Brokers. I understand we are licensed to trade in Alberta but is that in the best interest of consumers when agents travel into markets they have no knowledge of? I have seen this often when agents sell a home in a market they	11/1/2023 1:21 PM

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don't live in but don't travel back for inspections, walk-throughs, or closings and the clients feel abandoned.

157	Provided there is a definition of where this is appropriate - different real estate boards - or when it isn't. Does it make sense for an associate to be registered as a Realtor with CREB with two different brokerages? Not likely ... but if an Associate wants to offer residential sales with one brokerage and property management with another, that might be okay.	11/1/2023 12:39 PM
158	This will confuse the public.	11/1/2023 12:18 PM
159	I guess why is this even needed?	11/1/2023 2:37 AM
160	I believe you should have a strong relationship with your broker- not multiple.	10/31/2023 10:13 PM
161	Why not? As long as a licensee doesn't have to include every single brokerage they work under in all advertisements....	10/31/2023 9:14 PM
162	who will the associate have to answer to for disciplinary actions. 2 different brokers may run business models different that do not align with each others and put the entire brokerage at risk.	10/31/2023 4:10 PM
163	No as that could cause conflict of interest and confusion as to which brokerage the licensee represents in a transaction	10/31/2023 3:18 PM
164	I do not support the expansion to 7 industry sectors so this would not be relevant in that scenario.	10/31/2023 2:57 PM
165	I agree, this potential change would offer licensee's more professional options.	10/31/2023 12:42 PM
166	It won't happen in my brokerage. Anyone who is licensed in my brokerage won't be licensed anywhere else. And an agent that considers that will look at all the extra fees and expenses and never go ahead. This goes against the RECA principal that industry members are to be competent in the areas they work. The only industry members that might be able to claim that are the agri-business and commercial and even that's questionable.	10/31/2023 11:14 AM
167	Let's keep the current framework/structure for licensees! We should combine all the councils to reduce the cost at the councils level! Too many councils!	10/31/2023 10:15 AM
168	This would cause great confusion & would be allowing individuals to not specialize in any sector therefore lowering the bar for professionalism even further.	10/30/2023 9:56 PM
169	I believe this would lead to larger firms (or virtual firms) registering their agents in multiple boards strictly for advertising purposes without providing their agents with the local expertise necessary to provide competent and knowledgeable service to the public.	10/30/2023 4:20 PM
170	Again, how does this help the public? it is confusing	10/30/2023 3:34 PM
171	If they want to operate in different geographical regions, they should still be able to have membership in different boards, or at least have access to the same information. Associates should pick their horse appropriately. Brokers need to understand what their agents are doing and if they operate with one foot in one brokerage and another in the other, they can avoid accountability. REIX will go broke in no time.	10/30/2023 2:38 PM
172	NO...THEN WHICH BROKER IS RESPONSIBLE FOR THEIR CONDUCT????	10/30/2023 12:21 PM
173	I'd say that there are for sure 3 different real estate models. Mortgage, Real Estate, and Property Management. I think that if you want to specialize in one of those, you should. If you want to dabble in selling homes because you manage properties, I think that you should have the oversight of a broker watching both of your activities. Having agents have the ability to hang their license in 7 different brokerages is a recipe for disaster. Unethical practices will no doubt come about when there are 7 different brokers watching over one agent's files.	10/30/2023 10:17 AM
174	Accountability is lost and the disputes between the extra parties are a make work project. Don't have brokerages if they aren't accountable.	10/29/2023 1:06 PM
175	Too confusing and money grab	10/28/2023 1:19 AM
176	Seems like this would be a bit overkill	10/27/2023 4:33 PM
177	They should be licensed where they practice.	10/27/2023 12:08 PM

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178	How would the Brokerages keep track of what was happening with reporting and. Whoever is suggesting this..... Maybe the CEO of BCE would like to be the CEO of Rogers also???	10/27/2023 11:17 AM
179	If an individual wishes to work in multiple regions, there are many brokerages that are province wide that would support this. I don't think being a registered under multiple brokerages is necessary.	10/27/2023 10:58 AM
180	How does this not confuse Industry Members and Consumers? Do I have multiple business cards then? Which office do I hand in which transaction? These are only a couple questions.	10/27/2023 10:35 AM
181	Agents should work within specified regions and in one brokerage. Should they have a client outside their region who wishes them to represent, they can partner with an agent familiar with that alternate region so the client receives both the support from an agent they have a relationship with along with the knowledge of a local realtor who specializes in that region	10/27/2023 10:27 AM
182	How does a licensee have loyalty to a brand if they are registered with multiple brokerages? How does a broker handle training and questions from Realtors who have multiple brokers? I would not tolerate a licensee in my brokerage who is registered with another brokerage in my geographical area. Where is their loyalty? "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." Like what? Licensees have all the professional options they need. It is up to a 'licensee' to build their skillset and their business model, that's what being a Realtor is all about. 'Licensees' should pick a brokerage that allows the 'licensee' to operate in the spheres they wish and work within those spheres to the benefit of both the 'licensee' and the brokerage. We are already registered in 4 sectors.	10/27/2023 10:17 AM
183	we're licensed to trade in Alberta... all of Alberta. so not sure why we would need to register with multiple brokerages to trade in various parts of Alberta. Again - potential for huge public confusion. if the need exists to register with multiple brokerages to trade in various areas in Alberta, then perhaps our license should be specific to the area/brokerage we're registered with, and not the entire province. Then the request you're proposing above would make sense.	10/27/2023 9:49 AM
184	I believe this would cause to many issues, and would not provide the associates in smaller centres to build proper relationships with clients	10/27/2023 8:48 AM
185	client confidentiality in the case where a client is using both the residential and commercial or any combination of the other areas.	10/26/2023 4:30 PM
186	This would help the associate become more successful within their licensing.	10/26/2023 4:21 PM
187	This would create much confusion and chaos for myself as a broker if my agents were registered with other brokerages, not to mention a nightmare for liability. I believe it would also create great confusion for consumers (imagine having 3 different business cards... ie: one with REMAX for residential sales, one with Century 21 for Property Management and one with EXP for Commercial. YIKES!)	10/26/2023 3:23 PM
188	I believe that knowing our specific market area is what makes us truly be able to help our clients. I'm not sure if we are truly acting in a clients best interests if we are not concentrating on one market area. Referrals are how I have handled situations where clients are wanting to work outside of the market area that I work in.	10/26/2023 3:22 PM
189	LEAVE WELL ENOUGH ALONE. STOP SCREWING WITH A GOOD SIMPLE SYSTEM	10/26/2023 1:33 PM
190	Please see previous answer	10/26/2023 12:59 PM
191	This has the ability to be very misleading to clients as they may be thinking that because they are working with a local brokerage they have an agent who lives and works solely in that area, however, it's an agent who primarily does work in Calgary or another large city center that has a "Vacation license" or something like that with a lot of small brokerages in small towns around Alberta. As well as that this steps even more over the line for advertising and websites. how would an agent who, in theory, could be licensed with Re/max, EXP, and 5 or 6 small local brokerages that only exist in niche areas advertise themselves? For example, if people lookup myself as an agent they will find my website, Facebook, Instagram, and other social media. All of these must-have my brokerage's logo on them as it is the brokerage, not the individual, that sells real estate services.	10/26/2023 10:22 AM
192	Conflicts of interest, increased liability potential to brokerages	10/26/2023 9:54 AM
193	My understanding is that my license currently allows me to trade in real estate throughout the	10/26/2023 9:43 AM

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province. I do not see a need for members to be licensed under multiple brokerages.

194	We are independent contractors	10/26/2023 9:39 AM
195	I have had to work in different areas in Alberta, and the other boards have been very cooperative. I don't see the need to be registered in multiple brokerages will have any advantage. That is why Pillar 9 was created, so every licensee had access to the data. Why complicated more? Why more paperwork and more fees?	10/26/2023 12:47 AM
196	In Alberta, we can access all but Edmonton with Pillar9. Short of Edmonton and a brokerage within Pillar9, there is absolutely no need to have multiple brokerages. Again, this will be a nightmare for consumers as most hardly understand the agent/brokerage relationship already.	10/25/2023 3:45 PM
197	Why would this be necessary? Currently professionals within the industry network with fellow members. Registering with multiple brokerages creates more liability, less transparency and confusion	10/25/2023 3:32 PM
198	I feel the only sector this may work for would be commercial.	10/25/2023 2:33 PM
199	Makes no sense to do so and cost prohibitive to the member. The only reason would be for brokerages to keep afloat based on warm bodies at the expense of the member.	10/25/2023 1:59 PM
200	It would be difficult to learn all policies and procedures of each brokerage, be familiar with a variety of different market environments, and a broker may feel less loyalty to their business.	10/25/2023 1:58 PM
201	This would make compliance from the brokerage level very difficult. Also consumer protection may be at risk. A licensee can just move from one brokerage to the other at the same time, potentially hiding under separate licenses.	10/25/2023 1:55 PM
202	How confusing do you need to make it for a consumer? Who do they contact and when? Why so many layers? Please get back to your mandate, this doesn't promote trust or confidence. To: -protect consumers -protect against, investigate, detect, and suppress fraud as it relates to the business of licensees -set and enforce standards of conduct for licensees and the business of licensees to promote the integrity of, and confidence in, the industry -provide, or support the provision of, services that promote regulatory compliance by licensees	10/25/2023 1:48 PM
203	I see no value in this and will add massive layers of red tape and confusion	10/25/2023 1:32 PM
204	How would registering with multiple brokerages better serve anyone? This would only create more chaos, public confusion and agent confusion throughout the industry.	10/25/2023 1:32 PM
205	Agents/brokers that are not familiar with communities and areas should not be allowed to deal in real estate in that area. That is not fair to the consumer	10/25/2023 1:29 PM
206	Who then is really the managing broker.	10/25/2023 1:20 PM
207	Your proposal doesn't even make sense. It's too confusing. The current operation runs smoothly. No confusion!	10/25/2023 1:09 PM
208	This just means more fees and expenses for the realtor. I doubt there are many realtors that would benefit from this.	10/25/2023 1:03 PM
209	Again - seems like a great way to create chaos, and open the door to mistakes and fraud.	10/25/2023 12:39 PM
210	This becomes ridiculously complicated and already massively increases expenses, it's already hard enough to find competent brokers, you're going to drive the good one out of the industry because they're tired of dealing with your stupidity.	10/25/2023 12:36 PM
211	Again, some brokerages are worldwide and associates should switch to a brokerage that supports both/all of their business locations.	10/25/2023 10:30 AM
212	Of course, however, I don't support splitting Brokerages up to practice in only a certain area of real estate. If you make the changes and don't allow this it is anti-competitive, and it may very well cut one person's business in 1/2 or more. It will end careers, it will create problems, it will be a very big mistake	10/25/2023 10:21 AM
213	I feel this would be extremely confusing when working with this as a co-agent. I'm not sure how the identification of your license and brokerage would work and would probably cost more to advertise for different licenses/brokerages etc.	10/25/2023 9:50 AM
214	Why? Whose word wins if there's an opposing view?	10/25/2023 9:14 AM

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215	This adds a layer of complication and confusion. This diminishes the brokerage responsibility for an individual associates actions.... if an Associate is non-compliant, which brokerage is responsible for their actions?	10/24/2023 4:13 PM
216	This will create more public confusion and accountability issues.	10/24/2023 3:24 PM
217	Again why confuse the public? Allows easy misleading message and clarity is the best right now.	10/24/2023 2:29 PM
218	No. I would be interested in attending meetings or joining committees where these changes are being discussed and proposed. I don't understand where we are aiming to go with this.	10/24/2023 10:36 AM
219	Within the framework being offered, legal, opportunities for some that might appeal, special area marketing - anything that allows an agent to operate their business in a professional and legal manner is a good option always.. when you broaden the legal framework that is governed by RECA then you are less likely to see breaches within the industry members	10/24/2023 10:31 AM
220	This just doesn't make sense. How do someone advertise to work for multiple brokerage when they tend to have just one social profile and likely one website. This would create confusion and doesn't seems to be in the best interest of the public. As general public usually are not aware of how the licencing work, it will be very hard to show who exactly are they dealing with.	10/23/2023 9:56 PM
221	Again. Why? What's the positive? What are the actual office differences? What benefit to anyone is this?	10/23/2023 6:03 PM
222	As long as it doesn't allow or intend that realtors working in Calgary as a residential realtor then hang their license under another brokerage in the same area. IDK, seems like it is causing confusion. Do you mean hang license under Remax in Calgary and then hang license under another Remax in a separate city? Not sure if this will work.	10/23/2023 5:46 PM
223	Quit. Trying. To. Fix. Things. That. Aren't. Broken. If you're outside the scope of RAE (Edmonton + Area) then you can join a member of Pillar-9 and have access to the database that serves the rest of the province. And vice-versa for members outside the capital region that wish to do business in/around Edmonton. Commercial brokerages already eschew using a centralized database anyways, so this is redundant for them.	10/23/2023 4:33 PM
224	who designed this ridiculous idea, the wholesale changes in total ??	10/23/2023 3:10 PM
225	I like the idea for different access in different Areas. But the management of this would be tricky. Playing one Broker against the other with different Office Policies etc.	10/23/2023 2:00 PM
226	It will add confusion to Realtors and the Public.	10/23/2023 1:35 PM
227	Same as previous. I think this will actually being confusing for consumers and agents alike. Not improve that. Agents working at different brokerages will likely make more errors, send paperwork to the wrong place, be delayed with paperwork etc because they have various systems to navigate.	10/23/2023 11:45 AM
228	This will be confusing to consumer, marketing and communication	10/23/2023 10:34 AM
229	This would definitely cause confusion among the general public, and more importantly could threaten public protection. We already allow residential realtors to sell anywhere in Alberta, with the exception of Edmonton who has not joined the entirety of AB. I don't know I understand why someone would need to be licensed in multiple brokerages in the same industry for this to happen unless they wanted to sell within Edmonton and the rest of AB. Even then, that's not necessarily in the best interest of the public. Just because someone can sell a home in a city 10 hours away, doesn't mean they're the best representation for the public client. It's possible it would be different for different sectors, however, I'm not familiar enough with them to comment how it would change in those sectors.	10/22/2023 3:16 PM
230	This will make it easier for fraudulent activity to take place.	10/22/2023 12:27 PM
231	Creates Confusion.	10/22/2023 11:19 AM
232	Choose the bed you're sleeping in and create a business... sleeping around doesn't help anyone.	10/21/2023 10:30 AM
233	NO!!! How is this protecting the public???	10/20/2023 8:17 PM
234	No harm in it	10/20/2023 7:42 PM

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235	I understand the reasoning based on regional issues, however this could get very confusing if licensees are registered with multiple brokerages in the same municipality etc.	10/20/2023 7:29 PM
236	I think this goes back to being too confusing for the consumer and the industry partners not being able to align an agent with a specific brokerage	10/20/2023 5:52 PM
237	See previous response	10/20/2023 5:00 PM
238	My thoughts/response to this question is the same as my response to question # 6.	10/20/2023 4:07 PM
239	I believe clients will be best served by local realtors, although freedom to use who you want should be available I don't believe streamlining the process will best serve consumers.	10/20/2023 1:27 PM
240	This seems like a ridiculous proposal to me for the same reasons stated previously but also how can we manage our internal policies when they are with multiple brokerages? This is already a big challenge.	10/20/2023 12:09 PM
241	I agree with being able to register with a brokerage in a different region of Alberta, however, I don't agree with having to require a separate license for each brokerage.	10/20/2023 10:10 AM
242	I think it is detrimental to the agent due to fees paid up to reaching cap". If Cap is set at brokerage A (say 80k in commission" you no longer pay a split when reached. If your sales are spread amongst numerous brokerages, the average agent will never reach cap.	10/20/2023 9:59 AM
243	Confusing	10/20/2023 9:13 AM
244	conflict of interest & E&O concerns would be a nightmare. i am strongly opposed to this as a brokerage owner.	10/20/2023 8:45 AM
245	This will only cause confusion for the licensees and the brokerages. It's pretty simple, if an individual wants to practice in a particular licensing area then he should find a brokerage that offers everything he needs and not have to register with multiple brokerages and incur additional costs.	10/20/2023 8:36 AM
246	I strongly oppose as I think it doesn't make any sense and creates additional burden for real estate associates	10/19/2023 6:23 PM
247	There are brokerages who are licensed in multiple areas of the Province. Again, I feel it would be confusing to the public should a licensee hold a license at more than one brokerage. I also believe it would create conflict should an issue ever arise. Which brokerage becomes responsible when a complaint is filed. As well, a licensee should have the knowledge to work in another area of the Province. Yes, we are licensed in Alberta, but why would I sell real estate in Edmonton? I don't know the area. I would refer that business to someone local.	10/19/2023 3:48 PM
248	I think there could be pros and cons to this, conflict of interest being one con, however, I don't have experience with this to make an informed decision.	10/19/2023 3:15 PM
249	Again, way too expensive, complicated and just not organized	10/19/2023 1:32 PM
250	it will create chaos and liability issues will occur.	10/19/2023 12:57 PM
251	We already can practice outside of our region and all special activities can be discussed with a broker and receive a go ahead. It will make us look less professional. As a business "owner" you generally have a business plan, motto and culture you want to belong, and there are tons of brokerages that can fit into 1 person's business structure. You are proposing us to Uber and Lyft at the same time. This will lower the industry standards.	10/19/2023 11:35 AM
252	One agent, one brokerage. Broker can not be responsible for what associates are doing with the other brokerage.	10/19/2023 10:52 AM
253	Cautiously support, based on the following: If a licensee wants to be licensed in separate areas so they can sell there, be a part of the board and local MLS, etc. Then ok. BUT - this needs to be a requirement, not an option. I can see the huge advantage this would have to encourage registrants to be responsible to know the area they are selling in and to know the rules of the local boards. While we all fall under the same governance, different areas of the province will have some different processes. It is incumbent on the registrant to KNOW those differences. And being able to register with the board and/or a local brokerage might help amp up professionalism. I do not support the notion that if someone is licensed in Alberta they should be able to sell all over the province. While this can apply in a lot of cases, and someone can legitimately be qualified because they know the areas really well. What this	10/19/2023 10:36 AM

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particular thought process has brought into play is agents from hours away trying to sell in cities they have legitimately barely been to. If you want to sell in other areas, be qualified to do so. I see how creating policy on this might be helpful.

254	This is absolutely ridiculous to even suggest this. Who comes up with these terrible ideas??	10/19/2023 10:18 AM
255	get real you will have nothing but lawsuits when a problem arises. you can tell lawyers are running our industry these days	10/19/2023 10:02 AM
256	There are pros and cons to each brokerage, and if one brokerage supports you in one way, and another brokerage supports you in another way, why can't you get the support from both	10/19/2023 6:51 AM
257	This will be a nightmare around what policy governs what action, Two different brokerage policies, two different brokers. What happens if an associate is out in public and starts trash-talking another associate or talking ponzi scheme and someone wants to report it? What broker is responsible? The one that is graphically located closest to where the comments were made? It's way to muddy. The brokerage's rules and policies and models could be so different that it's impossible to stay loyal to one full brokerage policy outside of the actual trade. Could be like an employee working part-time at RECA and part-time at AREA, yeah, good luck with that.	10/19/2023 6:06 AM
258	This seems like a way to just charge more money. It's becoming too much.	10/18/2023 9:59 PM
259	silly	10/18/2023 6:07 PM
260	This would be very confusiing to the public	10/18/2023 4:06 PM
261	The issue here is now cost, the cost for the agent to do this would get very expensive, very quickly	10/18/2023 3:51 PM
262	RECA has been clear about realtors trading outside their area of expertise. If someone sells in that broad an area that they need to be licenced between different brokerages, then they are no longer serving the best interest of their clients and providing accurate service. It will affect as well the accountability of the agent - which broker they are accountable to and who to approach over issues with that agent if they arise. As well, for the general public if an agent has listings with multiple brokerages, the branding will be misleading. This entire thing will result in confusion and miscommunication across the industry.	10/18/2023 2:45 PM
263	I see this as a conflict that may bring significant burden to administer for RECA. If practising in a different sector it is more clearly defined and all will understand where the lines cross. This should apply also to a Broker who wishes to operate separate entities that are active ONLY in different areas of the industry, where especially, property management not be operated within a transaction brokerage for commercial or residential assets. And, at minimum, impose a Chinese wall agreement between as those that exist between investment firms and real estate brokerages (JLL/LaSalle Investments, etc).	10/18/2023 12:55 PM
264	Lots of Ps and Qs to sort out. Looks like this could create conflicts among brokerages Maybe conflict of interest agents/brokers /clients Brokerages might try to contractually limit an agents mobility Brokerages may want to harness the agents from other brokerages to ensure revenue stream May be awkward on a personal level among agents and brokerages But there are situations where to optimally serve clients multiple brokerage registration would be suitable	10/18/2023 12:53 PM
265	Not within the same municipality.	10/18/2023 12:19 PM
266	We are all licenced to trade in real estate within the province of Alberta, to my knowledge. The better approach is to get Edmonton to come on board for the same access to Pillar 9 (or 10?). If THAT happened, then I see no need for allowing multiple 'residential licences'. I am not sure there is a benefit to the public, regardless, of going too far out of the areas that we live and work in. Referrals are a far better option. Can I sell a property in Grande Prairie and live outside of Calgary? Technically yes, but is that in my client's best interest? Not in my opinion, so I would have no need to be a part of whatever brokerage is in Grande Prairie.	10/18/2023 12:02 PM
267	It can create conflict of interest between brokerages	10/18/2023 11:00 AM
268	Having brokerage knowledge and support is helpful to provide the public with high levels of service. Members of the public have little knowledge of the current system, it won't lead to confusion.	10/18/2023 9:59 AM
269	Not sure at all on this change, I would probably go more towards oppose if it came down to it	10/18/2023 9:44 AM

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270	I feel there is a potential loop hole for negative competition and licencees to ignore fiduciary duties to multiple brokerages	10/18/2023 8:54 AM
271	I think that the consumer would be confused if the Associate is registered with different Brokerages	10/17/2023 10:33 PM
272	I don't see how you can properly run a business in more than one area. I don't think it serves the public well, and also weakens our image if you're overextending yourself.	10/17/2023 9:20 PM
273	I don't support this new model in general. The current model works fine.	10/17/2023 7:38 PM
274	Better to have a province wide board than be registered at multiple brokerages.	10/17/2023 6:11 PM
275	So who is the responsible broker if licensee is registered with multiple brokerages for the same industry? No need to register with another brokerage. One broker/brokerage should look after a licensee.	10/17/2023 5:02 PM
276	You should not have the ability to play one company off of another. But, if you complicate this system and insist that each category have its own company, then we won't have a choice.	10/17/2023 4:02 PM
277	We already have issues with Calgary agents not doing their full job and providing fiduciary duties to their clients who are looking in Edmonton. They train their clients to call Edmonton agents and act like they have no agent, then view and write with a Calgary agent, or they tell the truth and have the Edmonton agent do the legwork and inspection while the Calgary agent writes the deal without market knowledge here. It's unfair, greedy, and unprofessional.	10/17/2023 4:01 PM
278	Same as the last question. HUGE conflict of interest!!!	10/17/2023 3:11 PM
279	Too much confusion for customers	10/17/2023 1:59 PM
280	There would be too much potential for sabotage in one company. If a person were to be registered with multiple Brokers, it would open the door for client poaching which I don't agree with.	10/17/2023 1:20 PM
281	this will create Chaos and legal issues	10/17/2023 1:08 PM
282	I would support this if the geographic regions and Boards were not overlapping.	10/17/2023 1:05 PM
283	There is no sense in this proposal, no value to the agent and more headache to all industry members.	10/17/2023 11:27 AM
284	This will only lead to more expense for associate having to pay separate brokerage fees to each sectoring will add additional costs. We should be making things simple not more complicated.	10/17/2023 11:14 AM
285	Seems like a headache and that it will cause confusion	10/17/2023 10:08 AM
286	For mortgage brokers, you don't need to be licensed within a local real estate board so it's easier to market across the province and work with clients all over Alberta. That being said, as a Realtor, you would need to understand the different markets that you're licensed in. The question would be, how would a Realtor in Edmonton know and understand the market in Lethbridge. Would they be the best person to represent clients buying or selling in Lethbridge? There would need to be some way of ensuring the Realtor has the knowledge and expertise to best advise their clients.	10/17/2023 9:37 AM
287	I think if a professional is at the point where their business is operating in multiple jurisdictions, they should proceed to a brokerage license. Nothing stops a brokerage or professional from being a member of two real estate boards, while at one brokerage, if that serves them. Having a professional be a member of another competing brokerage would make it very difficult to oversee their work and to determine when they consider themselves working for Brokerage A vs when they consider themselves working for Brokerage B. Professionals can weigh the benefits of working for one brokerage over another, and choose which serves their needs best. If none do, they can become a Broker themselves and fill the void they see in the market.	10/17/2023 8:17 AM
288	It makes sense so it should be allowed	10/17/2023 8:08 AM
289	OK for those who demand to pay more. As long as there is nothing mandatory about that re: selling real estate outside of your board area.	10/16/2023 5:39 PM
290	This is confusing for consumers	10/16/2023 4:44 PM

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291	I would need more info on this before I can make an informed decision.	10/16/2023 4:38 PM
292	This will lead to more confusion for the public.	10/16/2023 4:36 PM
293	If you didn't support this you'd be making sure people couldn't make money. You'd be limiting their ability to sell property manage because you no longer want one brokerage to do it all. This is literally the most ridiculous thing	10/16/2023 4:04 PM
294	See my answer to previous question. The industry would become rife with fraud and mis-behavin'.	10/16/2023 3:35 PM
295	who is responsible. My Dog makes a mess I am it's master I clean it up! Now I own it with 4 other in 5 Yards the winds blow the mess around 5 owners all point fingers at each other pure Stupidity.	10/16/2023 3:30 PM
296	For the same reasons mentioned in the last answer.	10/16/2023 2:34 PM
297	This would be mis-leading to the public. An agent can practice in another area of expertise but by being licensed through a local brokerage makes it look like they have more expertise than they actually would.	10/16/2023 1:49 PM
298	I feel that this will open up too many doors for associates to market themselves as industry experts in areas they are not actually experts in. I personally beleive that if you are operating in a market that is now your own geographical area, you should work with a local expert to get local knowledge.	10/16/2023 1:02 PM
299	Stick with one brokerage	10/16/2023 12:54 PM
300	may cause confusion	10/16/2023 12:47 PM
301	I do support this however I would prefer allowing a single brokerage to have more than 1 broker. Perhaps there can be an option for brokerage to have more than 1 broker in the same the brokerage? 1 for each license class. Perhaps there's a primary broker that covers all the classes and then sub brokers for each "division"? Or perhaps each broker is independent from the other brokers but since they work for the same brokerage they would share common services and support staff.	10/16/2023 12:31 PM
302	I don't like over regulation for people who want to conduct business. As long as we are licensed and governed by RECA, why do we need to implement so many restrictions?	10/16/2023 12:12 PM
303	Your license is Alberta wide so not sure you really need to be part of two different brokerage to work in Calgary and Jasper as one brokerage would be enough. Now if someone wanted to get there BC licenced and the current brokerage isnt in BC then yes allow different provinces,	10/16/2023 12:10 PM
304	Current legislation allows licensees to practice anywhere in the province. Allowing licencing in different brokerages for the same activities would be a nightmare for brokers.	10/16/2023 12:09 PM
305	For hiring and retaining people I would not want to see this.	10/16/2023 12:04 PM
306	same as the previous answer. Totally No. agents can choose to work wherever they want, if they want to practice various things choose a brokerage that offers them. Why are you doing this? Isn't it your sole role to NOT confuse the public and enhance this industry's professionalism? Why why why	10/16/2023 11:29 AM
307	I think this would be too confusing. If you have a tenant mandate to represent a tenant in Edmonton and Calgary, which brokerage would you hold it under if you were licesned at two different firms based on geography.	10/16/2023 11:27 AM
308	This concept is still too new for me to grasp.	10/16/2023 11:23 AM
309	Just stupid, sorry. Goes back to my previous responses with confidentiality, consumer confusion, non-competes etc. With this one, most brokerages are in multiple area's already in Alberta, so again having an agent say oh ya, I'll be in Edmonton with this brokerage but Calgary with my current brokerage does NOT WORK as their current brokerage is already in Edmonton as well.	10/16/2023 11:23 AM
310	more than one brokerage fee	10/16/2023 11:01 AM
311	Too much conflict with maintaining confidentiality with brokerage info & agents	10/16/2023 10:51 AM
312	I think this will lead to confusion by the public.	10/16/2023 10:47 AM

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313	Why not simply allow individuals who trade in multiple markets across Alberta the ability to register with the local board? This cuts the middleman and also ensures excess desk fees/brokerage fees are not being forced onto the agent. Additionally, having an agent be associated with multiple brokerages brings with it the possibility of great confusion with their clients as to why they're trading under different licenses.	10/16/2023 10:41 AM
314	I support more options for those that this works for.	10/16/2023 10:08 AM
315	Need to avoid conflicts of interest and registering with different brokerages will certainly create conflict that could compromise client service.	10/16/2023 9:53 AM
316	even if we wanted to, realistically this is so confusing for the public to see one agent licensed with different brokerages. i dont thik this does us nay favours in the pbulics eye	10/16/2023 8:10 AM
317	More professional options for licensees.	10/15/2023 8:59 PM
318	This will encourage agents to license in various regions they have no experience in just to win work, and that is a disservice to the public. We are already licensed for the province of Alberta, and on occasion I am already entitled to work in a different region. This should only be done on occasion anyway.	10/15/2023 6:14 PM
319	Again, a good way for agents and brokers to shirk responsibility. RECA needs to get back to focusing on problems that need to be solved not creating more chaos	10/15/2023 4:16 PM
320	I believe this can optimize licensees businesses and allow them to branch out more, but may make things unorganized and difficult.	10/15/2023 3:54 PM
321	Similar to my last answer is that if practicing in multiple regions they should have a brokerage that has a footprint in more than one region. I guess this may lead to supporting some of the big name brokerages that have offices in many regions (talking Real Estate here). Meaning that the Realtor would need to be licenced with same named brokerage...it would be very confusing if the Realtor was licenced to more than one brokerage...Also could be problematic for brokerages to manage their Realtors and listings/sales to know if that was coming to their brokerage or not...I could see some Realtors taking advantage of this and playing one brokerage against the other to get better split on commission...But again competition is good.	10/15/2023 3:47 PM
322	I think this will be confusing for the publicl	10/15/2023 3:35 PM
323	I do support this, but I think it should only be for a limited time to facilitate moving. I think licensees and brokers should have to reside in their area of expertise, or it opens the possibility of mega-brokerages that operate across jurisdictions and don't necessarily work in the best interest of their clients.	10/15/2023 2:39 PM
324	No - Simple... Allowing licensees to join multiple brokerages in the same industry sector can lead to conflicts of interest, inconsistent service and quality, complex compliance issues, data security concerns(common law/designated), accountability issues, market confusion(especially to the public), professionalism, potential legal problems, impact of overall performance, brokerage loyalty, and challenges in gaining client trust.	10/15/2023 2:17 PM
325	I would ONLY support the multiple brokerages concept IF the they were ALL located in different regions, cities or towns.	10/15/2023 1:34 PM
326	Disclosure issues. Where is which client? A client can be under contract to multiple brokerages with varied services outlined in each representation agreement. This automatically leads to confusion and an increase of possible mistake. (Oh, I thought this offer was supposed to go to that brokerage...oops) Increased risk to consumers.	10/15/2023 11:07 AM
327	Again, this could be an issue for advertising standards and cause confusion for consumers.	10/15/2023 9:40 AM
328	Brokerages and their associates should align their expertise with the scope of their practice across various sectors. While they may operate in multiple sectors, they should not hold multiple brokerage registrations. Associates should aim to align themselves with brokerages that possess expertise in their desired sector. Naturally, many brokerages may seek registration in multiple or all sectors, and associates should similarly align themselves accordingly. RECA (Real Estate Council of Alberta) already has rules and procedures in place for referrals among brokerages and industry members, enabling co-brokering and referrals to areas where specific expertise is lacking. These rules will apply to 'one-off' trades that occur. Furthermore, requiring an industry member to adhere to multiple brokerage rules can dilute the brokerage-licensee relationship, as well as the effectiveness of rules and policies. This dilution	10/15/2023 9:17 AM

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can impede RECA's ability to protect the public interest and regulate the activities of its members, especially when brokerages have conflicting policies that a licensee must follow, depending on the sector they are working in.

329	I generally support although I'm not sure what the benefit is as I can list/sell property in other cities without having to be a member of a brokerage in that city.	10/15/2023 9:06 AM
330	We are already licensed throughout Alberta why do we require separate licenses for different cities?	10/15/2023 6:44 AM
331	I've worked in insurance prior to condo management and in insurance we can work for more than one brokerage at a time. It works.	10/14/2023 11:36 PM
332	So confusing for consumers.	10/14/2023 10:54 PM
333	Same reason as before.	10/14/2023 9:36 PM
334	I feel as this might be a conflict of interest between brokerages	10/14/2023 8:15 PM
335	I believe there is a larger potential for conflict of interest by being resisted to multiple brokerages in the same industry.	10/14/2023 6:28 PM
336	An associate should only be licensed with one brokerage. An absolutely terrible idea	10/14/2023 3:49 PM
337	I think it would be very confusing to do deals and which broker are you representing?	10/14/2023 2:30 PM
338	RECA governance of both brokerages and licensees.	10/14/2023 2:27 PM
339	One master.	10/14/2023 11:07 AM
340	Leave it all be.	10/14/2023 10:55 AM
341	Knowing your market is a key component of a REALTOR® Making a sale in another area does not serve the client's best interest. The only case I can see is with a large Realtor® Team that they represent a home builder who is building in multiple markets. Very different.	10/14/2023 10:53 AM
342	Shouldn't be needed as a real estate license is already recognized province wide.	10/14/2023 10:48 AM
343	Seems like this would be a big problem.	10/14/2023 10:31 AM
344	we are licensed in alberta, soon there will only be one board or two, there is no reason to allow this. waste of resources and creates different rules for different areas, all of alberta is real estate, where my board is should be irrelevant, there will be plenty of brokerage's will full service. The mls boards should allow a licensee to deal in real estate regardless of where there brokerage is located	10/14/2023 10:23 AM
345	Again I believe this becomes an management issue and would blur the lines of accountability	10/14/2023 10:15 AM
346	This is just a gut feeling	10/14/2023 10:13 AM
347	This could create a conflict of interest between associates and their brokerage. Rather than solving these conflicts in good faith, it would allow an associate to legally 'shop around' between brokerages they are registered with to skirt around brokerage rules they find onerous.	10/14/2023 9:59 AM
348	That's going to cause confusion with the public	10/14/2023 9:58 AM
349	I think it comes down to money. Are we paying more or less?	10/14/2023 9:53 AM
350	Absolutely not.. this would disadvantage anyone not living in that area. (As i read it)	10/14/2023 9:47 AM
351	Same as last question.	10/14/2023 9:38 AM
352	This will create confusion on what brokerage a person belongs too.... this will not be more Professional in the end. It will create confusion for the public as well.	10/14/2023 9:33 AM
353	Conflicts of interest may not be apparent to the clients.	10/14/2023 9:23 AM
354	Absolutely. Licensees are licensed within ALBERTA. Not only should they be allowed to hold multiple industry sector licenses with different brokers, but should also be allowed to be licensed geographically with more than one broker within the same industry sector. For example have a license with a brokerage in Calgary and another in Grand Prairie. OR selling residential in Calgary and acreages near Rocky Mountain House. REALTOR® are provincially	10/14/2023 9:20 AM

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licensed. The licensee applies education concepts and knowledge to all geographical areas within the province.

355	AS A BROKER AND THE PERSON REQUIRED TO FOLLOW THE RULES I WOULD BE OPPOSED TO HAVING ANOTHER BROKER SUPERVISE A N ASSOCIATE WORKING FOR MY BROKERAGE, DIFFERENT OPTIONS ETC.	10/14/2023 8:40 AM
356	I think it would be very confusing for the client especially in a common law brokerage where the client is a client of the brokerage but they have to go to another brokerage to sell there farm but not to buy a house very confusing. It is a problem as well about keeping information confidential, I would think	10/14/2023 8:32 AM
357	I'm not certain what the benefits of this will accomplish. Reporting relationships, record keeping, discipline and general oversight all become convoluted and will largely fall to the individual associate. This opens the doors to lessening the need or effectiveness of brokers and the potential for more rogue actors.	10/14/2023 8:29 AM
358	Realtors should be loyal to a brokerage or choose one that suites their needs	10/14/2023 7:06 AM
359	How many agents actually practice in multiple regions? For city agents, how many agents actually want to belong to more than one Brokerage? Is this a situation of catering to the lowest common denominator?	10/14/2023 6:55 AM
360	Multiple brokerages but in different boards - yes Multiple brokerages in the same board - no	10/14/2023 6:41 AM
361	Again seems very complicated and messy and potentially misleading. Advertising changes would have change with it to not clutter marketing.	10/13/2023 11:13 PM
362	I see no benefit to an agent just to a broker collecting more money.	10/13/2023 11:00 PM
363	This will again destroy the industry in small towns and those that operate outside of a city.	10/13/2023 9:53 PM
364	Yes, however Associates should not have to start paying fees for each license if they are already licensed in the areas and not currently paying for separate licenses. Paying for multiple license fees is redundant and adds more fees which are already high.	10/13/2023 9:49 PM
365	see last explanation	10/13/2023 9:45 PM
366	Seems redundant, confusing and unnecessary at least as far as my industry (mortgage). Likely doesn't apply.	10/13/2023 9:19 PM
367	Stupid idea	10/13/2023 7:50 PM
368	More real estate sectors does not make sense to me. If I am understanding this correctly, as I have licence for all areas of real estate sales, in your proposed world, in order for me to maintain all of my licences, I would need to set up shop at multiple different brokerages. No, this sounds like a terrible idea	10/13/2023 7:48 PM
369	Public confusion	10/13/2023 7:23 PM
370	licensee is provincial now. the issue of practicing in an area outside your expertise or knowledge of a local area is a risk under your standard of care and professionalism. Licensing in a local area to conduct business is not going to address this item	10/13/2023 6:41 PM
371	This seem absolutely ridiculous again how would the public perceive advertising. Would it not be confusing if some advertising was through one brokerage and then some with another? Why don't we increase cooperation between boards to allow for easier access to members? Would this not allow us to achieve the same end result and make more sense to the public and industry members?	10/13/2023 6:40 PM
372	this would be an absolute disaster -	10/13/2023 6:12 PM
373	I have a lot of clients shopping in Canmore and would like to be a part of a brokerage there to better service those clients. My brokerage only has a Calgary office.	10/13/2023 6:06 PM
374	It is going to be an advertising confusion and name recognition for the public. It will wearout public Trust in the agents. For example Mr Or Mrs Public will say "I saw your Ad, I thought you are with so so Company".	10/13/2023 6:05 PM
375	More freedom for agents will help prevent some recruiting practice that is not a good practice to our industry. Agents will choose a broker based on support rather than fees.	10/13/2023 5:23 PM

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376	I appreciate the concept but can't someone who holds an alberta license grace throughout the province? Would it make any concerns with someone's conduct more challenging? Would it open it for more possible fraud or hidden work?	10/13/2023 5:22 PM
377	Licensees always have the option of leaving a brokerage. I don't think they should be registered with multiple brokerages. That would be the equivalent of working for multiple banks at one time and could be a conflict.	10/13/2023 5:19 PM
378	Another dumb idea.	10/13/2023 5:12 PM
379	Again...i think this is simply to figure out a way to do damage control if all these new licenses are introduced.	10/13/2023 4:34 PM
380	no	10/13/2023 4:33 PM
381	Has never affected me - if helps industry members!! Topic was drilled into our heads during education only one brokerage!!	10/13/2023 4:23 PM
382	This is a scenario I have never really thought of. Would need to give it more thought to form an opinion.	10/13/2023 4:22 PM
383	This Is ridiculous to put it mildly ...in Laymans terms, This is like going to McDonald's and ordering a meal and being expected to pay more for extra ketchup. This should already be inclusive of the overall process and be a benefit to being licensed not A hinderance that requires one to pay more to be licensed in multiple areas.	10/13/2023 4:13 PM
384	I would be concerned for those who are required to supervise licensees who hold licenses with multiple brokerages. At the very least, I would suggest that those who first register with a brokerage then report all deals to the broker/manager of the first brokerage registered to, regardless which brokerage the deal was generated through. Then there is a single responsible party.	10/13/2023 3:52 PM
385	Too hard to determine which broker would be responsible for the oversight of that agent when they are licensed to trade in alberta.	10/13/2023 3:50 PM
386	I disagree with allowing people to hold 1 type of license across multiple brokerages, this will create aggravations and frustrations which can lead to a lack of professional and work relationship between brokerages where the bottom line comes down to the dollar. You eliminate the ability to have non-competition clauses when it comes down the person and not the brokerage, yet both brokerages could be left to do a level of work. You also can cause confusion for the public with the lack of clarity on who the licensee is actually licensed through, and how it changes with each differing community they view options in (or not even based on community). I do not feel this idea should even be considered. The industry is in a place where people are able to work together maintaining professional working relationships that are grounded, friendly and fair, that will be eliminated if you start pitting brokerages against each other.	10/13/2023 3:48 PM
387	This is cause for disaster in keeping all deals aligned with specific Brokerages. Too confusing for the public as well.	10/13/2023 3:47 PM
388	If a licensee is willing to register another at another brokerage I believe that would be acceptable, however this could be difficult to manage for the two brokers if the licensee was found to be in violation of our roles and responsibilities in one area. Their ability to practice would still need to be overseen by one industry sector.	10/13/2023 3:39 PM
389	I feel like if an agent is a licensed property manager and his / her brokerage does not offer property management, then the agent should be able to practice property management at another brokerage.	10/13/2023 3:39 PM
390	I'm not neutral but have a few questions. Ex: if licenced in Edmonton, would they need a separate license for Sherwood park, leduc, ect. Or would this be more broad such as Calgary. One thing that is irritating as a local realtor is when an out of area realtor list properties, and they can only be found through the co-op. That listing realtor from another area is typically out of touch and has no idea about our market. It makes our industry look bad and doesn't do the public and service, as it is hard to find the listing information and I have found in the past that communication from that realtor is lacking.	10/13/2023 3:37 PM
391	No, because it will create confusion as every brokerage have there own fees, rules, business plan so eventually it will be even more costly for the licensee to register with different	10/13/2023 3:34 PM

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	brokerage and will also cause a lot of confusion in paperwork	
392	I'm really not sure how this would be necessary. It would be good to have an example of this before making a decision.	10/13/2023 3:20 PM
393	No, it muddies the water for agents when negotiating but it could also pose a potential risk to the public image of realtors. We have plenty of agent who have entered our market from other board areas who have done so not to expand their services for the benefit of their clients, but to take a larger market share. I have seen realtors sell homes to clients in areas unsuitable for the client (ex. high-crime areas) without regard to the client's needs. By allowing them to register with multiple brokerages, RECA will be assisting a few realtors in harming the public image of realtors. In addition to that, I feel like it degrades the professionalism of the industry.	10/13/2023 3:19 PM
394	This is ridiculous. Like...find a brokerage and go to work.	10/13/2023 3:17 PM
395	.	10/13/2023 3:16 PM
396	It could be beneficial if a realtor lives in multiple different regions of the province, I wouldn't do it personally as that a very big stretch, but it could be good for some other realtors	10/13/2023 3:08 PM
397	Same answer as previous question	10/13/2023 3:03 PM
398	No! Who would you owe allegiance too?	10/13/2023 2:54 PM
399	I believe it's not in the best interest of the public.	10/13/2023 2:40 PM
400	Too confusing	10/13/2023 2:35 PM
401	See my reasoning for previous point (6). To retain the public's trust in our industry professionalism, it is essential that RECA require that each individual REALTOR® work for one office only - PERIOD - noting that real estate can be listed and sold across Alberta regardless where the office is located.	10/13/2023 2:29 PM
402	Seems redundant	10/13/2023 2:23 PM
403	They have the right to do what they deem best for their business, not a regulator.	10/13/2023 2:23 PM
404	Should be same brokerage for the industry sector different brokerage for different industry sector should be fine	10/13/2023 2:21 PM
405	again, how could this not be a conflict of interest or cause issues with confidentiality within the brokerages.	10/13/2023 2:21 PM
406	Too easy to hide or mislead. More difficult to manage oversight, brokerage supervision and regulator duties. Are you trying to do a worse job than you already are?	10/13/2023 1:52 PM
407	It's the agents money and their choice on how they spend it, they are free to move between brokerages now, so I see no problem with this. This maybe very hard to manage for a common law agency when it comes to conflicts of interest.	10/13/2023 1:39 PM
408	Yes. This is a limiting factor and it could be seen as a way to circumvent rules within the industry, but mostly I think it would allow for licensees to expand their business and provide more services across the Province.	10/13/2023 1:37 PM
409	I do not see the need for agents to have access to multiple brokerages within the same sector. I am only in agreement with agents being able to register with two brokerages if one brokerage offers the ability for the agent to practice in sectors that are not allowed at their current brokerage (Ex. Brokerage ABC only allows agents to practice in residential real estate but XYZ brokerage only allows agents to practice in property management. in this Scenario the agent should be able to join both brokerages so they can have the ability sell residential real estate and practice in property management)	10/13/2023 1:27 PM
410	Absolutely not. That's plain silly!	10/13/2023 1:26 PM
411	I see confusion within the brokerages and licensees. If we are working on speciality licensing, why would we have licensees work on different brokerages in multiple regions of the province? How can a person be an expert in different areas of the province? I do not see this as promoting professionalism in our industry, as well as putting the public at risk when a licensee is trying to work in an area they are not familiar with.	10/13/2023 1:21 PM
412	This would be confusing to consumers	10/13/2023 1:20 PM

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413	only where they would be operating with a different local board. example, not 2 brokerages in one city	10/13/2023 1:19 PM
414	I can see the benefit if one chooses to work in different regions/boards, but not if an individual is licensed with multiple brokerages in the same region/board.	10/13/2023 1:07 PM
415	See previous. Same reasoning.	10/13/2023 12:57 PM
416	Different brokerages can serve difference functions within the province, for example, conducting mortgage brokering versus mortgage administering activities, and this would allow the same individual to act as principal broker for both entities.	10/13/2023 12:56 PM
417	Not clear on how this would affect licensing in order to comment.	10/13/2023 12:51 PM
418	Too confusing to clients	10/13/2023 12:49 PM
419	Yes, this is a good idea and will get away from the "territorial" agents, especially in Central Alberta. By allowing agents who hold a license - for example with CREB - but still sell in Central Alberta, for example, it would allow better communication, etc.	10/13/2023 12:48 PM
420	I am okay with the idea in the manner of crossing over different communities with different boards. In terms of this in the same board area it would lead to malpractice I think.	10/13/2023 12:47 PM
421	again not enough information.	10/13/2023 12:44 PM
422	While I like the freedom of being licensed where ever you want I am concerned about the potential conflicts with overlapping contracts. By having all the best products available across Alberta through AREA would reduce the need to register with multiple brokers.	10/13/2023 12:40 PM
423	This falls right in line with the "confusing/misleading the public" in my opinion as I don't see the benefit to my clients if I'm working with them in a commercial scenario to then market one of their residential properties using a different brand /company . As a Broker I feel if I want my agents to specialize in these areas within my organization than my brokerage should be licensed to practice all areas and support the agent with this additional education. Also I feel that this would create a huge influx of marketing concerns for someone to have to police or monitor as each brokerage offers incentives & inducements for their office /brand so that would be incredibly confusing	10/13/2023 12:34 PM
424	It removes barriers	10/13/2023 12:30 PM
425	I think this will greatly increase the chances of issues between brokerages as well as in the instance of a realtor not doing there job properly doing a proper investigation.	10/13/2023 12:19 PM
426	Just another cause of confusion. Why not just make everyone a broker and let them run wild. There is already not enough oversight from large brokerages on their agents. This will just multiply the problem.	10/13/2023 12:16 PM
427	Not aligned.	10/13/2023 12:05 PM
428	This appears to present some conflicts for the responsibility of the Broker.	10/13/2023 12:03 PM
429	Single accountability needs to be maintained	10/13/2023 12:03 PM
430	Does not make any sense.	10/13/2023 12:02 PM
431	No benefit for the agents but only brokerages.	10/13/2023 12:02 PM
432	It would add confusion to the industry	10/13/2023 12:01 PM
433	It begs the question of which is more important: The individual industry member or the brokerage that member is licensed with. Potential confusion for the public. However, in different geographic locations I can see a benefit.	10/13/2023 11:57 AM
434	Tricky. I think if it's with a different board (CREB, CARA, RAE), I'd support this change. Seeing as there isn't a provincial platform, this would increase productivity within some real estate professionals. If it's within the same board, I would oppose this as it could create conflicts of interests within transactions	10/13/2023 11:56 AM
435	I think we should be able to register with multiple brokerages if it is a certain distance away from the current one (not in the same city) and it is within the same company name (Remax to another Remax office).	10/13/2023 11:53 AM

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436	This goes against the one master concept and is not in the interest of the consumer. If you want to work in an area that your brokerage doesn't serve either talk to the broker about expanding or find a different brokerage.	10/13/2023 11:53 AM
437	No way. Too many opportunities for conflicts of interest to arise and no way for brokers to monitor this or know when this possibility may exist.	10/13/2023 11:50 AM
438	Confusion for the consumer; confusion for the agent receiving direction from multiple brokers.	10/13/2023 11:48 AM
439	This would make disciplinary action a little more difficult. It would also make it easier for fraudulent activity and make for more risk to consumers.	10/13/2023 11:46 AM
440	It doesn't benefit the public in my opinion. It only benefits brokerages for collecting fees from having more agents. It would benefit some agents, but again I find it would make it too confusing to the public if someone markets themselves as being licensed with Remax, C21, royal LePage, and Exp. This is just an example. How confusing would that be.	10/13/2023 11:43 AM
441	This is a crazy idea.	10/13/2023 11:43 AM
442	I would see the change here needing to come from the brokerage side of things. eXp is Canada wide, why can't other brokerages do that as well?	10/13/2023 11:41 AM
443	Registering in same sector with different brokerages might lead to abuse of the system and potential conflict for commercial brokerages. If I worked for a national/international brokerage where you have to pay landing fees for doing business in a certain territory, an associate could theoretically circumvent that by doing business under a smaller brokerage that operates in only one location. For larger brokerages, this could create conflict. For example, if worked for a international firm in Calgary and i had a client looking to buy a retail plaza in Edmonton, I would have to refer the request to Edmonton and pay a portion of the commission to Edmonton as a landing fee. If you can register with a different smaller brokerage in Edmonton, the person could conduct business in Edmonton and avoid the landing fee because it was done by another brokerage. I think there would be too many loop holes and issues that could result because of this.	10/13/2023 11:41 AM
444	I can see issues (perhaps major issues) arising from this.	10/13/2023 11:39 AM
445	I do not, to my knowledge, see a reason to restrict licensees.	10/13/2023 11:39 AM
446	It sounds confusing but I suppose as long as they are providing the best service to their clients it doesn't matter. I think the industry should be focusing more on a standardized level of service	10/13/2023 11:39 AM
447	Why?	10/13/2023 11:38 AM
448	I feel this would cause confusion when issues arise about which brokerage should have been responsible for the licensees actions.	10/13/2023 11:35 AM
449	RECA is already having difficulty ensuring licencees operate within the legal requirements. This will increase that difficulty. It also will make it difficult for the public when it comes to holding the broker accountable.	10/13/2023 11:32 AM
450	In theory it sounds good but the E&O coverage could be an issue.	10/13/2023 11:32 AM
451	Too confusing for members and public. No value for brokerage.	10/13/2023 11:31 AM
452	I oppose this change as I think it would reduce the responsibility of the brokerage with respect to the actions of the licensee. Brokerages already (in my opinion) do not take enough responsibility for the actions of their licensees, and this would make the situation worse.	10/13/2023 11:28 AM
453	This again, it's just a way for the boards and the corporations to gain more funding from the agents. I don't believe this is necessary at all.	10/13/2023 11:25 AM
454	This would be confusing for the public when there is a conflict in agency representation and would this mean that if an associate is working out of two office is then whatever agency representation their client selects is maintained to both offices?	10/13/2023 11:25 AM
455	ABSOLUTELY RIDICULOUS. A GREAT WAY TO LOSE COMPLETE CONTROL!	10/13/2023 11:24 AM
456	It helps us make more money by working with different brokerages.	10/13/2023 11:23 AM
457	No, pick a brokerage that suites you. It will end up with teams marketing across all different	10/13/2023 11:23 AM

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brokerages just to gain views. Those with the most people and money win.

458	Again, I am not quite understanding the way you are wording the question without an example. I think if you're living in Edmonton to just refer business out to other agents in other areas and take a referral fee.	10/13/2023 11:23 AM
459	Yes. It's better if I can do what I feel is best for my business	10/13/2023 11:22 AM
460	No, I can see this as confusing to clients	10/13/2023 11:20 AM
461	Call me naive, but how does operating from two(or more) brokerages benefit transparency with the public? How do brokers feel about associates shopping brokerage services within the service area? Wouldn't that indicate a certain something lacking within their brokerage? How is this a good idea in any relationship, professional or otherwise? If I tried this idea at home, I'd get a pain in the side of my head.	10/13/2023 11:20 AM
462	see notes from previous section.	10/13/2023 11:18 AM
463	I don't support if for example you can hold a residential license at ABC Realty and Banana street at the same time.	10/13/2023 11:17 AM
464	Wow.	10/13/2023 11:16 AM
465	Your argument that it would allow the individuals to be members of various boards if they wanted to trade outside their immediate trading area holds no water. Today, individuals are able to join various boards in Alberta as long as their brokerage is willing to join those particular boards. I believe allowing individuals to be licensed under other brokerage in municipalities they are unfamiliar with may lead to multiple headaches and issues for the brokerages involved, the consumers and RECA.	10/13/2023 11:15 AM
466	I feel certain brokerages have these practices for a reason. Individual associate should choose one brokerage and follow their guidelines. We have an enforcement issue already . This would invite more problems if the associate has to be accountable to 2 different brokers.	10/13/2023 11:14 AM
467	Not sure how this would work. Brokerages would not like this	10/13/2023 11:12 AM
468	If an agent is with a Brokerage that doesn't do what the agent wants to do, that agent can move to a brokerage that will allow them to do what they want to do. Last time I checked RECA was a provincial body, so the rules apply to the entire province. So the local board charters could be amended to allow for agents to operate in different areas.	10/13/2023 11:12 AM
469	SEE SECTION 6 COMMENTS! CONFUSION CONFUSION CONFUSION	10/13/2023 11:11 AM
470	Tell me one benefit. Leads to mass confusion	10/13/2023 11:10 AM
471	All this does is create confusion. To the public, the industry etc. Open up the province like Pillar 9 does. If you're licensed in Alberta , nothing should hold you back, you should have access to Alberta. This is just putting more fees and cost of doing business on the agent.	10/13/2023 11:08 AM
472	I explained this. The public could be deceived into believing a Realtor lives in or near the community. This would be terribly wrong and also unfair to the local Realtors who have worked hard to support their communities through support and sponsorship for many years.	10/13/2023 11:04 AM
473	They should only be with one brokerage - this would cause mass confusion and for sure mistakes with marketing and other areas... I also think that it should be a hard NO, for someone to hold a real estate licence and a mortgage broker licence. It should be one or the other.	10/13/2023 11:04 AM
474	Mass confusion, I feel consumers will be even less confident with such an approach	10/13/2023 11:01 AM
475	Seems like extra confusion and what are the fees going to be for these extra licenses	10/13/2023 11:01 AM
476	This sounds like it will create a mess	10/13/2023 11:00 AM
477	no. conflict of interest and which brokerage rules are they following. One broker should be responsible for the behaviour of an associate.	10/13/2023 11:00 AM
478	I don't see why not.	10/13/2023 10:59 AM
479	There is no way to be clear about which brokerage an associate is working on behalf of. This will be insanely difficult to manage.	10/13/2023 10:59 AM

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480	Yes, it will give them more professional options.	10/13/2023 10:58 AM
481	Liability issues conflict of interest there is zero reason you can not sell a home in one area and have brokerage in another we have been trying to move to one board why would we backstep	10/13/2023 10:57 AM
482	For designated agency brokerages this could work and is better for competition.	10/13/2023 10:56 AM
483	This seems highly redundant,	10/13/2023 10:56 AM
484	They should have to be in the same brokerage, only my opinion. its easier to keep an eye on things	10/13/2023 10:55 AM
485	This would create some conflicts in the mortgage brokerage area, cannot see that working. Maybe for different practice areas	10/13/2023 10:55 AM
486	What brokerage is the member representing if they breach the rules in a non-transactional situation? I.e. a member breaches agency or posts on social media?	10/13/2023 10:55 AM
487	This would cause massive confusion with the public and then how does one associate promote themselves to the public - a vehicle cannot be an 18 wheeler and a sport car at the same time.	10/13/2023 10:53 AM
488	I would agree that a calgary agent should be able use a different broker in Red deer to practice in red deer should they choose. Most brokerages are not available in different cities, so it makes sense that it should be their choice.	10/13/2023 10:52 AM
489	Again, only if they were practicing in different areas of Alberta. For example bow valley residential and also calgary residential. But not within the same city. Personally, I find it more simple to practice from one brokerage, but sometimes I wonder about getting more leads in the bow valley if I was also part of a Canmore brokerage	10/13/2023 10:51 AM
490	This becomes confusing for consumers. I support this only for individuals holding licenses in different licensing areas, ie holding a license in Alberta and BC. I am definitely apposed to individuals holding licenses at two separate brokerages inside the same trade area.	10/13/2023 10:51 AM
491	Leads to consumer confusion	10/13/2023 10:50 AM
492	Only in different locales. Personally I would love to work with a C21 in Edson and C21 in Red Deer. The idea of multiple different Brands I do not agree. I believe you should it would make clients question your faith in company.	10/13/2023 10:47 AM
493	Too confusing	10/13/2023 10:46 AM
494	Confusion, confliction, public perception.	10/13/2023 10:46 AM
495	Public perspective again . too confusing. Who do you work for again , would be the question the public would be asking .	10/13/2023 10:46 AM
496	how does this conflict with privacy laws for consumers? and Brokerages? why have Brokerages and Brokers then? Agents are so wanting to be independent from their respective brokerages - why not simply make each agent a Broker - responsible and LIABLE for their own actions and area of practice. There is no advantage to being a broker these days - financially nor fiscally - the way the industry is going - one can clearly see this with all of your proposed changes...	10/13/2023 10:45 AM
497	In separate cities outside of their mls.. example.. if a town 1 hour away is on a different mls.. we should be able to practice real estate without belonging to their mls.. If we are licenced in the province of alberta we should have the right to use search and sell properties in all of alberta.. without joining a brokerage in the area and have access to those mls	10/13/2023 10:44 AM
498	I believe allowing licensees to register with different brokerages for each industry sector would create confusion within the industry and for the public. Having licensees associated with multiple brokerages could blur the lines of accountability and make it challenging for consumers to identify the right point of contact for their specific needs. Maintaining clarity and transparency in the real estate industry is crucial for the trust and confidence of both professionals and the public.	10/13/2023 10:44 AM
499	Not within as that would go against non-competition.	10/13/2023 10:43 AM
500	Which brokerage is responsible for discipline, and unethical or dishonest behaviour? If a broker or an agent would like to work in a different area of the Province, then he or she needs to do	10/13/2023 10:42 AM

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the professionally ethical act, to ensure complete market awareness and knowledge, of entering a co-brokerage/agency agreement with a local broker or agency.

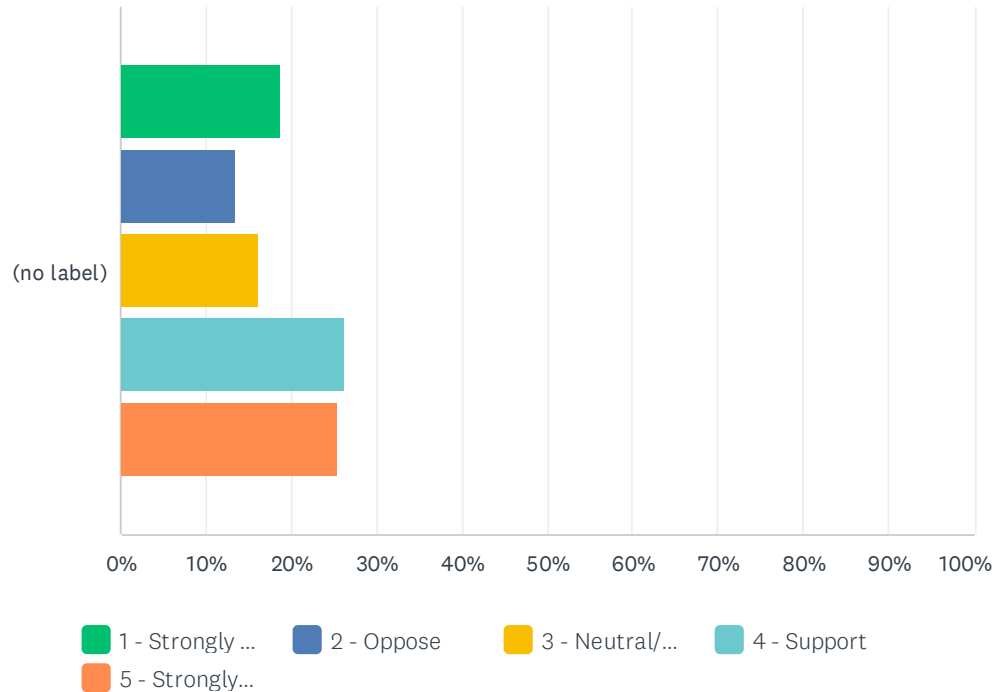
501	Not to sure I see the benefits for this and seems redundant. I also see potential for conflict between the 2 (or more) brokerages that employ the same licensee.	10/13/2023 10:42 AM
502	I can see where some individuals may want to have more than one license.	10/13/2023 10:41 AM
503	I don't know why someone would do this but it sounds complicated and maybe confusing for consumers. Ads would have brokerages branded together who maybe don't want to be?	10/13/2023 10:41 AM
504	If practitioners wish to expand their business to multiple jurisdictions they are doing so by developing large teams. At some point these should be their own brokerage.	10/13/2023 10:40 AM
505	I guess if someone is willing to pay the price, let em.	10/13/2023 10:40 AM
506	That in my opinion is conflict of interest.	10/13/2023 10:39 AM
507	same reason as the last answer	10/13/2023 10:38 AM
508	This opens multiple brokerages into lawsuits with agents registered with multiple brokerages. It will cause public confusion and makes no sense whatsoever. Stop regulating us to death.	10/13/2023 10:38 AM
509	Extremely confusing for the public.	10/13/2023 10:37 AM
510	All brokerages are already licensed within Alberta. It is up to the individual agent to select the brokerage that will meet their needs given the jurisdictions they support. It will also create confusion to the public if an agent is marketing themselves under two brands.	10/13/2023 10:36 AM
511	This seems to be messy and an administrative nightmare. Again make it easier for the Brokerages to work with this situation and have the associates license with one Brokerage.	10/13/2023 10:36 AM
512	I think this would be confusing but also understand the reasoning.. So someone could be with remax, century 21, and another. I think that creates a lot of confusion for the consumer. Maybe they have to be under the same brand but can be at different brokerages? Not sure how to create less confusion there.	10/13/2023 10:35 AM
513	As long as it is same sector, but different board/physical market/city	10/13/2023 10:35 AM
514	I believe the advantages listed do may sense.	10/13/2023 10:35 AM
515	If agents want to be a part of a local brokerage in another area, then that should be allowed if the agent is, or wants to, trade in real estate in multiple locations in Alberta.	10/13/2023 10:35 AM
516	Conflict of interests would arise.	10/13/2023 10:34 AM
517	Not sure if my thoughts at the miment	10/13/2023 10:33 AM
518	What would the purpose be?	10/13/2023 10:33 AM
519	It's impossible to be an expert in multiple regions and it's a disservice to clients	10/13/2023 10:32 AM
520	yes if in different regions/boards but no if in the same region/board	10/13/2023 10:31 AM
521	I honestly do not thinking you could be an expert in tow areas and belong to different brokerages . I think this would be confusing to clients	10/13/2023 10:27 AM
522	The statement: "Currently, individuals can be registered with different real estate, mortgage, and condominium management brokerages if they wish to practice in all three" needs to also align with a brokerages HR and employment policies (Codes of conduct, Conflicts of interest, focus on ones primary line of work, etc.)	10/13/2023 10:27 AM
523	Some agents will find ways to abuse the privilege of multiple brokerages for the same sector. Sign with a brokerage that offers you the most support for your sector	10/13/2023 10:27 AM
524	What is the pont? One should align themselves with a single brokerage.	10/13/2023 10:26 AM
525	The cost would be too much for the agent as well as the brokerage.	10/13/2023 10:23 AM
526	why? whats the benefit?	10/13/2023 10:18 AM
527	.	10/13/2023 10:18 AM

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528	confusing	10/13/2023 10:18 AM
529	too confusing for the public and easy for bad brokerages to hide.	10/13/2023 10:18 AM
530	Major commercial firms would oppose this. I can see some benefit for residential associates.	10/13/2023 10:17 AM
531	Support, but shouldn't be allowed if both brokerages are in the same local board.	10/13/2023 10:16 AM
532	Conflicts of interest	10/13/2023 10:14 AM

Q9 DO YOU SUPPORT REQUIRING TEAM LEADS TO BE ASSOCIATE BROKERS?

Answered: 1,543 Skipped: 9



	1 - STRONGLY OPPOSE	2 - OPPOSE	3 - NEUTRAL/DON'T KNOW	4 - SUPPORT	5 - STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	18.73% 289	13.35% 206	16.27% 251	26.25% 405	25.41% 392	1,543	3.26

#	PLEASE EXPLAIN YOUR REASONING. DO YOU HAVE ALTERNATIVE SUGGESTIONS?	DATE
1	Why does that have to change? The brokerage would decide who would be their team lead and who is qualified to be an associate broker. If the Realtor decides to pursue past the team lead and the broker requires them to take their associate broker license, then let the brokerage and Realtor decide, versus RECA deciding. I think the brokerages know what their team arrangement would be and what is required of the Realtor.	11/30/2023 9:31 PM
2	That sounds reasonable. However there should not be a requirement to be licenced in all sectors if the Team or Team Lead doesn't actively Trade in all sectors.	11/30/2023 4:27 PM
3	Team leader should also have similar knowledge as broker.	11/30/2023 3:52 PM
4	The multi-level marketing brokerages have really caused the quality of broker supervision to be greatly reduced. A lot of new agents have no guidance, Team leaders should absolutely hold a Broker license.	11/30/2023 2:41 PM
5	Yes as TEAM leads pretend to be "the broker" when they dont have the licence and or experience.	11/30/2023 1:55 PM
6	The biggest reason for my opposition to this initiative is that it would create a higher standard for Team Leaders than Broker Delegates. Currently, a broker delegate does not require an associate broker designation. I believe the rules that brokers be accountable for all activities of their associates/associate brokers be consistent to team leads.	11/30/2023 11:27 AM

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7	What constitutes a "team"? I usually work with another real estate agent. We do many real estate activities separately but list and sell them together. I am an associate broker and see no need for me to be governing a team. Brokers should be clear on their expectations and guidelines.	11/30/2023 7:25 AM
8	You might want to consider a different level, not necessarily an associate brokerage status. Also, I think there needs to be a more detailed explanation about the protection of confidential information in a team environment. Are you suggesting that if a member of the public works with a real estate team, their information isn't kept confidential? If that's the case, then there's a significant issue in the current system regarding confidentiality. Perhaps, when a realtor works within a team environment at the brokerage, the broker must ensure that every team member operating in that environment signs a confidentiality agreement to guarantee the protection of the public.	11/29/2023 4:56 PM
9	not nessessary in my opinion	11/29/2023 4:07 PM
10	Too many cooks in the kitchen. I would suggest that an education component be brought in for those wishing to create a team. I support the existing model that each Brokerage have 1 BROKER and if desired they bring in 1 ASSOCIATE BROKER.	11/29/2023 3:29 PM
11	Not necessary - team leaders already have the necessary experience, making them sit an exam won't improve the situation!	11/29/2023 3:19 PM
12	These team models operate under a brokerage. The brokerage remains responsible for the policies, and adherence to the act regardless of the level of licensing. Forcing a licence designation upon an individual sounds limiting and intrusive.	11/29/2023 12:44 PM
13	The current system works well! Why would we change it?	11/29/2023 12:16 PM
14	It would make sense that they have additional education for the industry to benefit both leads and their team mates. However having to be registered etc. is not necessary. It is about education and not more red tape.	11/29/2023 12:15 PM
15	A team lead is viewed as a mentor and a leader and should be required to possess the knowledge and background to justify that position.	11/28/2023 6:43 PM
16	Yes, if you are wanting to lead another agent in this industry you should have education and years of experience in the industry.	11/28/2023 11:35 AM
17	No more red tape please.	11/27/2023 9:49 PM
18	In addition, if those teams want to have special privileges- then they should open their own brokerage. They agreed to join their current brokerage, knowing the Rules - now they want to change the rules to suit their business plan ???	11/27/2023 8:31 PM
19	A team lead should be knowledgeable and be able to offer their team members advice and guidance. However, every brokerage has a broker or associate brokers who can offer guidance and advice. There is no need to have to have a team lead hold an associate broker license.	11/27/2023 5:40 PM
20	I think it would create confusion for the consumer.	11/27/2023 5:19 PM
21	Do the current rules not already allow brokers to assign certain responsibilities? If so, then why not preserve this present arrangement. This current set-up ensures the broker selects competent people to delegate to, because it is the broker who is ultimately responsible.	11/27/2023 4:54 PM
22	This will not improve anything for the public	11/27/2023 2:54 PM
23	I agree that team leads should have Associate Brokers licenses to address their teams business and questions. But I don't think that team leads should be allowed to determine advertising for the team without a brokers approval.	11/27/2023 11:48 AM
24	On the fence with this one. Part of me says yes as some Teams almost pose as mini brokerages within the main Brokerage. Other part of me says it's the Brokers responsibility to figure out their own "House".	11/27/2023 10:35 AM
25	Team Lead are not representing themselves as brokers so there is no miss representation. Just like in any work place the Team lead can be simply someone more experienced (this is where 2 year experience benefit would be good idea) or, can simply be an Alfa personality with Team Lead natural abilities. Over all Team members would always benefit from Team lead that is what they came to a natural creation within a brokerage.	11/26/2023 1:33 PM

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26	This is what I pay my broker for, taking on liability and answering questions about challenges that come up from my team members and I. Why punish team leaders and make them be the same level as a broker? Brokers will love this but this would be unfair in my opinion, they benefit greatly from financial aspect of me bringing in additional associates which they get paid for. Being better educated is great but not at the expense of passing liability on to the team leaders. To say we act as brokers is a little far fetched.	11/24/2023 6:04 PM
27	Yes I believe Teams who manage more then 3-4 associates should have an associate brokers licence. There are so many teams that now run 10-50 associates on there team. A lot of consumers do not know who there hiring is it the Brand Company, Brand Team Lead Company or is it an associate of the team brand or Company brand. I hear it all the time.	11/23/2023 5:40 PM
28	More education for team leaders is a good thing.	11/23/2023 4:30 PM
29	This is again unnecessary red tape. There is no reason for this additional legislation. Leave it alone, it is fine as it is.	11/23/2023 1:23 PM
30	We currently have more than enough existing red tape, bureaucracy, rules and regulations to allow professionals to choose how they wish to be licenced. All Alberta professionals trading in real estate are licenced with RECA. The industry has no issue with conscientious professionals properly representing consumers and clients. The issues we have is RECA over regulating. It appears to me that RECA thinks that realtors, consumers and customers need RECA to constantly monitor and control each decision Albertans make. It may be that the only reason RECA has been able to play the dictatorship for so long is because they have not been hammering the general population in which they hold so little regard for their intelligence. To the general observer it might appear that RECA behaves as if they have been given dictatorship status.	11/23/2023 12:48 PM
31	teams are teams at the end of the day The Broker is the team leader.	11/22/2023 7:51 PM
32	Team lead should have the knowledge of brokerage requirements to lead and coach their team. Much like a broker does.	11/22/2023 4:31 PM
33	the team lead has to be accountable to his or her broker and they should have already set up that that the team lead can employ additional help.	11/22/2023 2:14 PM
34	An assumption here is a "Team Lead" wants the extra responsibility of being an Associate Broker, while working within the current brokerage model is exactly what is working best for them. Words such as "could" or "may" help ensure consumer protection do not inspire confidence to this approach. Are there problems arising from the current models now that cannot be solved by the brokerage?	11/22/2023 2:01 PM
35	This is nothing but micro managing.	11/22/2023 1:15 PM
36	Many team members look to the team lead for advice. I believe they should be Associate Brokers.	11/22/2023 12:27 PM
37	Would support this from a position that a Team Lead should require a higher degree or level of training to proper support, mentor and administrate teams. However, the standard of training and standards of expectations should be at the level of a broker to ensure administration is consistent regardless of brokerage the team is attached to.	11/22/2023 11:37 AM
38	The more education the better. Specifically in respect for other industry members.	11/22/2023 11:21 AM
39	I think if you are leading a team you should have the knowledge and experience that a broker has even if you are not prepared to open your own brokerage	11/22/2023 11:06 AM
40	I think this is a good itdea.	11/22/2023 10:29 AM
41	Why	11/22/2023 9:54 AM
42	If there are MORE than 3 team members I think this would be a good idea. For the "teams" that are couples, parent/child, or just a small amount of people I don't think this is required. Teams that exceed 3 people(exception family members) should be required to hold a brokers licence.	11/22/2023 8:49 AM
43	Absolutely, a leader should be a book of knowledge. They should be experienced in all areas if they intend to lead associates.	11/22/2023 8:28 AM
44	This needs to be required. Too many agents are running around as a part of a team and not	11/22/2023 5:59 AM

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having the support to help the industry thrive.

45	Much as with middle management in other business sectors, the team leads are ultimately still responsible for their actions with their brokers. A junior associate will often seek out the advice of a more experienced associate on certain matters. Under this framework, it would make sense that it would not be allowed for a newer associate to seek advice from anyone but their broker. Because one is a team lead does not mean that they in any way replace the broker and should not be licensed in the same way.	11/22/2023 5:36 AM
46	This would just add a layer of bureaucracy and be time consuming for individuals who are trying to make a living. We have brokers who manage associates and team leads who have associates on their tea. It is simple and let's keep it this way	11/21/2023 8:39 PM
47	For a change, RECA has finally arrived at the most logical position regarding Team Leads.	11/21/2023 8:14 PM
48	Leave it the way it is.	11/21/2023 7:18 PM
49	There should be a minimum amount of members on the team to require this. I believe this is just red tape that will HARM the public as smaller teams will decline which means less support to newer agents unless they join a massive team.	11/21/2023 3:49 PM
50	Team leads should be able to take on the responsibilities of an associate broker to prevent chain of command issues about team members going directly to the broker with questions their team leader should be able to answer.	11/21/2023 3:29 PM
51	I think because they are in a leadership role then they should be licensed at a higher level	11/21/2023 2:45 PM
52	This is an absolute MUST !! A Team Lead should be legally responsible for the agents within the Team.	11/21/2023 2:11 PM
53	I can see the need for large Brokerages to have more leaders and team development to have support people who are more knowledgeable. Are there any rules limiting to number of associates a Broker or Associate Brokers can realistically manage? How do you supervise and support is maybe more of a need??	11/21/2023 1:56 PM
54	As I am not part of a team and only deal with them on the other side of deals, I don't have any knowledge of how they are led or how the members of the team are trained. From experience with deals, there are teams out there that have very poor leadership and their members are not performing up to industry standards and there are teams that have effective leadership and know what they are doing.	11/21/2023 1:54 PM
55	I oppose based on personal experience -- I am a husband/wife team. According to this we would need a broker's licence which I'm not opposed to per se, but don't feel it necessary in our circumstance. Changing instead to a team of 3 or more, maybe, or changing that to a required course for team leaders which outlines some of RECA's concerns regarding team leaders.	11/21/2023 1:53 PM
56	I think when you add a team lead into the equation, you end up in a scenario where associates with questions or situations that would normally be brought to their broker end up being taken to the team lead instead. While the team lead may be more experienced, they are NOT a broker. I definitely see value and added protection for the public in adding this requirement.	11/21/2023 1:51 PM
57	Not a good idea,	11/21/2023 1:37 PM
58	I don't think it must be the case, if team leads works under the broker.	11/21/2023 1:36 PM
59	As a "team lead" these licensees should be held to a higher standard. A "team lead" in all meanings would be someone that would mentor the other members of the team, and as such should be required to have a more in depth understanding of the industry as a whole, much like the broker is required to.	11/21/2023 1:35 PM
60	This has nothing to do with broker education requirements - being a team lead is 100% unrelated to broker activities and again is driven by RECA with zero benefit to consumers. In other words teams and team leads that already follow broker guidelines do not need further requirements to follow the same guidelines. Stop trying to implement unnecessary rules and regulations on industry members	11/21/2023 12:41 PM
61	Team lead requires experience & knowledge; something that is often lacking.	11/21/2023 12:32 PM
62	I don't feel like it is necessary to be an associate broker, however i do feel their needs to be	11/21/2023 12:25 PM

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proper training on how to be a team lead and what to do in certain instances. There needs to be support.

63	Seems like a lot of unnecessary paperwork and license fees just to run a team, and then maybe decide running a team is not something I like in the end	11/21/2023 11:00 AM
64	I think this is a good idea ONLY if receiving brokerage license is easier and less expensive to do, and if licensees aren't required to be educated in industry sectors that don't apply to them, such as Agribusiness, commercial and property management.	11/21/2023 10:46 AM
65	This is a change that might actually be beneficial in my opinion however I don't run a team or have never been a part of one so I couldn't fully say. I do think the team lead should be able to answer any questions for their team members and should be just as qualified as the broker as they are critical in the development of their members.	11/21/2023 10:33 AM
66	The team leads are already reporting to a broker. Adding special licensing would add more complexity and would liquidate the main Brokers powers. I do not feel that there would be any added consumer protection. In fact, I think there would be less consumer protection because the Team lead would have added powers to make their own decisions.	11/21/2023 10:31 AM
67	Just because you're a team leader doesn't mean you should hold an associate broker license. Teams either have their own brokerage already or are operating under a brokerage. I do not think it's necessary to change this. And once again there would be a fee increase. No one wants to pay more fees.	11/21/2023 10:24 AM
68	Maybe. Would want more details.	11/21/2023 10:21 AM
69	Again Why would you do this? Leave as is.	11/21/2023 10:16 AM
70	Good idea.	11/21/2023 10:00 AM
71	This seems to be over regulating and would be harmful to agents. Many husband and wife teams work together calling themselves a team. It seems to be a unnecessary hurdle to make one of them get an associate broker license because they work together. If two agents work together to better serve their clients and hire an assistant, do one of them now have to get broker education. Now one is the Team Lead and the other is not, which was not the intended dynamic. Agents have the right to choose who to partner with and to create business agreements with others. Let's try to not overregulate where it is not necessary.	11/21/2023 9:56 AM
72	Excellent idea, requiring additional qualifications for team leads is prudent and makes perfect sense.	11/21/2023 9:18 AM
73	There should be a size limit on this. For example, a team lead of a husband/wife, father/daughter, or other very small teams should not have to also become a broker. For team that are larger (e.g. 10+) should have that responsibility.	11/21/2023 8:35 AM
74	I think I would lean to supporting this although, not being a broker, there is likely a lot that I don't know to make an informed decision	11/20/2023 7:55 PM
75	This adds an additional burden on real estate professionals. Particularly for those working in business models such as REAL and eXp Realty where it could be said that each agent is also (or at least can also) be a team leader. Then, you would require every single agent in the brokerage to become an Associate Broker. That seems absolutely unrealistic, and unfair.	11/20/2023 4:48 PM
76	We have a small team of 2. We work 50/50 - there's no way to determine one over the other so forcing one to take brokerage license makes absolutely no sense.	11/20/2023 3:57 PM
77	I am unclear as to how licensing team leaders could help ensure protecting consumer's confidential information. How would this apply to partnerships of 2 or 3 licensees who operate as equals without a Team Lead?	11/20/2023 3:48 PM
78	All the agents work already with Brokerage and follow rules and regulations. There is no such requirement.	11/20/2023 3:47 PM
79	They already work under brokerage so no need to complicate.	11/20/2023 3:44 PM
80	They aren't brokers. You are essentially breaking down brokerages even more than the ridiculous "silos" that are proposed. Are you going to have silos inside of your silos?	11/20/2023 3:38 PM
81	It will take away flexibility, and introduce more education and additional fees.	11/20/2023 3:35 PM

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82	TEAM LEADS SHOULD HAVE A SOLID UNDDRSTANDING OF REAL ESTATE AND IF THEY ARE MEASURED TO THE SAME EDUCATION LEVEL AS THE PEOPLE THEY ARE MENTORING THERE ISNT ANY REASON THEY WOULD KNOW MORE. HAVING AN ASSOCIATE BROKER LICENSE STANDARD FOR TEAM LEADS SHOULD HELP THIS.	11/20/2023 2:43 PM
83	The brokerages may not recognize each team lead as a desired body for associate broker position. Larger teams could suffer due to this policy.	11/20/2023 2:14 PM
84	giving them the stature and responsibility of having a team under them, that way we will have better knowledge of who is assisting the agents within a company.	11/20/2023 1:50 PM
85	Not required - another layer of bureaucracy that is not protecting the public and gives more authority to the Team Lead then should be required.	11/20/2023 1:46 PM
86	Given how the industry has evolved, this is absolutely necessary.	11/20/2023 1:34 PM
87	Again, this would cause issues of confusion for liability and leadership roles.	11/20/2023 1:32 PM
88	Sounds like a money grab and solves no issues.	11/20/2023 1:26 PM
89	A team, and they can range from 2 to 22 people, when it exceeds a certain staff size or dollar volume becomes a defacto brokerage within the brokerage. The team lead should have the knowledge and license of a broker.	11/20/2023 1:23 PM
90	their brokerage's brokers / associate brokers can meet this need. 'team' is also loosely defined, it can be two people or 80+. I would not make this a requirement and think RECA should stay out of the business of regulating 'teams'.	11/20/2023 1:21 PM
91	It would be beneficial for team leads to have an associate broker license. Ultimately the accountability and agent management falls up on the broker of the brokerage but the same level of training and education would be beneficial for a team.	11/20/2023 1:06 PM
92	No opinion on this item.	11/20/2023 1:04 PM
93	Shouldn't be a requirement.	11/20/2023 1:02 PM
94	I think that this proposed change is wise, however the criteria needs to be reviewed. My suggestion from our own brokerage experience is teams of 5 licensees or more should require Associate Broker licensing. There's still going to be issues/loophole situations but I think a lot of the larger teams that operate as "mini brokerages" need to have a higher level of accountability and knowledge.	11/20/2023 11:32 AM
95	I think you need to define "team" better. Two or three people working together should not require this. One agent who creates a name and brings in many agents underneath them should have an associate broker license or be pushed to open their own brokerage. What that number of agents is, I don't know.	11/19/2023 7:15 PM
96	Yes this would work as there is a lot of responsibility looking after a Team	11/16/2023 5:00 PM
97	It would be to time consuming and costly for the Team Lead especially if it was a small team of 2 or 3 members at the very least make a smaller Team exempt from having to be an associate broker again especially if they are already a long time member, again just another money grab hiding behind protecting the public.	11/16/2023 3:30 PM
98	Team leaders need to be more accountable.	11/15/2023 1:21 PM
99	Being an associate broker would be beneficial, but the reality is that these large teams look (often intentionally) and act like a brokerage, without the required costs and liability. I say the current rules are fine, as long as they are enforced, which I see as the issue. I don't think this is a licensing issue, it's a RECA rule enforcement and education issue.	11/15/2023 11:39 AM
100	would drastically decrease the amount of teams. could be good for the industry and decrease the amount of "brokerages" that seems to be popping up.	11/15/2023 11:21 AM
101	As larger teams require more supervision & may deal deal with a variety of issues, so having an added layer of supervision would be useful.	11/14/2023 10:20 PM
102	1. Complicates "chain of command" within the brokerage; it may be an option, but shall not be a requirement; 2. The broker doesn't delegate "duties", as per RECA; so associate brokers additional license won't make a difference; mentorship comes with the experience and not the license.	11/14/2023 10:09 AM

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103	should improve accountability and consumer protection	11/13/2023 8:28 PM
104	This is not fair to team leads that have many years of experience in the industry but are newly licensed but also lead a team. Seems like this change is a money grab. Strongly oppose this change!	11/9/2023 8:43 PM
105	There should be a certain number required. Again I am a member of Star Performer Team with ABC Alberta Brokerage (Lead is Associate Broker) for all but 2 of my licensed industry sectors. No problem new proposal I can as an associate go to another (new proposed idea) Sun Realty Brokerage for my other 2 licenced sectors because Star Performer Team and ABC Alberta Brokerage. . Again more confusion for the consumer. Alternative: Better education and enforcement of the industry guidelines and standards/rules RECA lacks now on enforcement on regulations now. Associates can basically commit fraud and they could or do receive a three year ban or less or industry suspension. This is viewed as a criminal offence in other industry standards and the local law enforcement investigate and prosecute, all of these situations	11/9/2023 2:21 PM
106	They really are operating as the broker in those relationship dynamics, and therefore should be properly informed of rules and regulations beyond the standard education for associates	11/9/2023 1:55 PM
107	Not sure what you are trying to accomplish with this? Our broker manages us all. Why would be need a bunch of associate brokers?	11/9/2023 12:10 PM
108	Its been a while since I have taken the broker course; however if I remember right, the brokerage course was more about running a brokerage and not about learning "consumer protection, especially regarding confidential information". Consumer protection starts from day 1 in real estate. Every Realtor is taught that from day 1. I feel that as long as the broker approves the Team within their brokerage, the broker will assess the Team Lead's capabilities.	11/8/2023 4:04 PM
109	They should have knowledge of all aspects of the industry to perform as a team lead	11/7/2023 5:47 PM
110	Having been a broker, a team lead in our office would often give out advice that he should not have been giving out, that should have come to me.	11/7/2023 1:39 PM
111	No matter what sector one is working in; if an individual is looking to build a team, that puts them in a management position and therefore they must be held to a higher standard and have demonstrated their advanced knowledge of the industry and its policies. Their ability as a Manager or Team Lead is not the measurement here, it is their advanced knowledge of the industry that needs to be demonstrated.	11/7/2023 12:36 PM
112	I have been an agent for 43 years, in Edmonton, I have one agent (licenced for 23 years) who works with me, I understand these huge teams that manage numerous people but I, with many years of experience, have no desire to become a broker and manage people. Perhaps you would need to address teams with a specific amount of members or more. You may force exceptional agents out of the industry with the smaller groups with this requirement.	11/7/2023 11:58 AM
113	No comment necessary.	11/7/2023 8:19 AM
114	i agree the bigger the team the bigger the responsiblity of the team leader(s). they should have a minimum of extra training, and i think an associate broker license is not unreasonable for say 6 plus team sizes.	11/5/2023 10:46 PM
115	This is very important to get the leader to take responsibility and get their associates to comply and honor the rules and regulations.	11/5/2023 4:35 PM
116	I don't think this makes sense. Ultimately the Broker should be responsible for all of the associates, including any that are on teams. I do not think that additional responsibility should lie on a team lead and effectively take away power from the actual Broker of the firm.	11/3/2023 3:29 PM
117	I currently work in a team of 2 and we do not plan to expand. Would this change affect us? Neither of us are interested in obtaining our Associate Brokers license. We support one another and work together. If this is a change it needs to be noted as to which teams are exempt and when a team would need this requirement. Example - there are X amount + realtors working together and have X amount of support staff.	11/3/2023 10:53 AM
118	If your liability is greater by building a team, they should have brokerage training to limit their risk.	11/3/2023 9:49 AM
119	This is about the only change in this mess that makes any sense but with significant	11/3/2023 9:14 AM

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consultation and refinement. Ultimately the broker MUST still be accountable.

120	You can be an effective team leader without having an associate broker license.	11/2/2023 8:53 PM
121	I think this should not change. I'm part of a partnership where we spilt things equally. We should not be forced to do this as we are under a team category within our brokerage	11/2/2023 5:11 PM
122	Leaders need to be educated in order to lead.	11/2/2023 4:03 PM
123	Again, The industry does not need further complications and oversight. Buck stops with the broker and that's what the public needs to have to continue to have trust in us.	11/2/2023 4:00 PM
124	WHY? again ridiculous. Lots of small teams you will be putting out of business so you can gather more fees. Leave it alone, the broker is already managing them.	11/2/2023 3:11 PM
125	This proposal undermines the specific responsibilities of brokers. If brokerages opt to permit teams, they should bear the associated responsibilities. Similarly, if they decide against allowing teams to operate under their brokerage, that choice should be respected.	11/2/2023 1:47 PM
126	If the objective is to eliminate or reduce Broker duties of care for the Brokerage - then this would seem to be successful. Although someone could take the brokers course for education purposes, the general intent would seem to be becoming a Broker in their own Brokerage.	11/2/2023 1:31 PM
127	There is a financial benefit to team leads and should be a responsibility associated with this value.	11/2/2023 11:09 AM
128	We already work under a broker within our brokerage.	11/2/2023 11:03 AM
129	Brokers are ultimately responsible for all associates connected to the brokerage. How associates are paid, as a team or not, or how they advertise themselves as a team or not, should rest with the Broker. This addition would not limit the current responsibility of the Broker so why add this? It almost implies a brokerage within a brokerage.	11/2/2023 11:03 AM
130	I do not think this is necessary. There would be a few extra cost here only for RECA administration. No difference to the public.	11/2/2023 10:55 AM
131	If the change is made a clear and concise definition would be required to determine if an acting associate is a "TEAM LEAD" or not. I believe this is overcomplicating our industry and will likely cause confusion and require administrative staff in order to ensure new policies are met without it providing any overall improvement to the industry. Associates add and remove support staff and their business model may be fluid; if these types of changes are made and required a single individual could fall in and out of "team lead" status - depending of course what the final definition of a team lead is. Many associates have support staff but are not leading a team. It is complicating something without benefit and therefore not necessary.	11/2/2023 9:25 AM
132	Mentorship and proper guidance and or supervision is one area the customer will benefit from that does not exist. Any and all rules and or structure changes that benefit the customer are the ones to consider. These in particular because there's really no support, says every one of our new agents that comes out of the course to ensure that they have the guidance and or support they need from their broker or brokerage never mind somebody that calls them self a "team or a team leader" just because they want to. Mentorship and leadership require experience and dedication and that is something worth focussing on and that I would absolutely participate in at a board level and beyond.	11/2/2023 8:58 AM
133	As long as they pass the brokers exam, then yes.	11/1/2023 9:34 PM
134	Support but only for teams of ~4+ members. I don't think it makes sense for partnership type teams or small teams of a few agents working together. For the bigger teams that are ran like small brokerages - absolutely. My question is - who will police this? Does a broker need to fire a large team lead if they refuse to get their broker's license? This has the potential to create misaligned incentives. Teams are registered within the brokerage, not through RECA. Also what is the true definition of a team?	11/1/2023 9:20 PM
135	I am not too sure about this one. Again, I think it may muddy the waters when it comes to guidance from a broker.	11/1/2023 7:07 PM
136	More information is required on this to make an informed decision, it feels like you are only providing partial information on this. Exactly what advertising are you talking about giving the team lead power over, this could slippery. If a team lead, educated as an associate broker is allowed to make advertising decisions then why couldnt any agent licensed as an associate	11/1/2023 1:30 PM

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broker be allowed to do the exact same thing? Unless you are just referring to the team lead being held responsible for advertising infractions. Again, need more information.

137	The team lead is the face of each team and should have additional accountability, education and responsibilities for being the team lead. This would likely better protect the consumer too.	11/1/2023 12:41 PM
138	This, I don't, is necessary, and there is potential for huge issues with already established teams and creates another barrier of entry for people wanting to develop teams. Of all the issues with teams, this seems like a non-issue and is unnecessary.	11/1/2023 2:42 AM
139	I am a team leader, and also an associate broker. I think it is important that team leads be offering well educated advice and guidance to their team members.	10/31/2023 9:15 PM
140	What will this change with team leads? You will see more teams not having team leads but operating individually under an umbrella. Again feels like a money grab.	10/31/2023 4:21 PM
141	To many teams being formed without the proper leadership and education	10/31/2023 4:11 PM
142	This would depend on how large the team size is, and how this change would be specifically defined. For example if 2-4 agents work as a team within the brokerage then the broker/associate brokers of that firm could have adequate policies to govern small teams of this nature. Requiring all team leaders to be certified at the broker level does not seem reasonable. However, large teams such as 25+ agents for example could be regulated in this fashion because larger team sizes should have some oversight from the broker of record and their associate brokers.	10/31/2023 3:00 PM
143	I agree, expanding broker responsibilities to an associate broker is a positive change; this would have a positive impact for team work.	10/31/2023 12:49 PM
144	Some team leaders, especially ones who are associated with virtual brokerages are working in the dark most of the time. Many of them are acting like brokers without having the knowledge or experience required.	10/31/2023 11:21 AM
145	There is no definition of "Team Lead". Most are just mentors or perhaps pay for marketing & such should not be bearing the risk/responsibility of the broker.	10/30/2023 10:00 PM
146	What is the benefit to the public of this ? Not sure how a license change helps ensure consumer protection with regards to confidential information .	10/30/2023 4:28 PM
147	Any team over 10 maybe however a team smaller than 10 can be managed by the brokerage.	10/30/2023 3:36 PM
148	This is overregulation at its finest. Stay out of the business, it's working fine. There are already so many interpretations of the language in RECA's rules and regulations, I promise you will find issues with defining a team lead and forcing them to be associate brokers. This will incent team leads to find another term, and just get their fees in other ways, creating a mess for RECA to clean up later.	10/30/2023 2:42 PM
149	Teams are too ambiguous and it is never clear which brokerage they work for or who is responsible for them. This whole scenario needs more structure and work.	10/30/2023 12:26 PM
150	I think this is a great initiative. I personally run a team, and I have noticed that agents that are in the industry for 3 days are forming teams. It's the blind leading the blind. Some agents are using this system as a way of "puppy milling" out agents. They recruit agents, take their early sales, and those agents fizzle out of the industry. Having someone that has a broker license is a great way to ensure training, and knowledge is at least available to these teams.	10/30/2023 10:22 AM
151	Anything that makes the system and practice better. I think this is in alignment with that.	10/30/2023 9:42 AM
152	Another level of bureaucracy that dilutes accountability and makes it harder to grow and function. We want to increase the numbers of licensed individuals and have more services available to the public - not less.	10/29/2023 1:08 PM
153	Possibly. If it is a team with a lead, the lead should be responsible for their members.	10/28/2023 1:32 AM
154	I don't believe this to be necessary but I understand the reasoning. I believe it would be difficult to enforce and monitor.	10/27/2023 4:35 PM
155	They are team leads not brokers. Our team leads STILL direct broker questions to our brokers. The "chain of command" gets so lost if we do this.	10/27/2023 12:14 PM
156	Maybe for larger teams.	10/27/2023 11:20 AM

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157	Again, seems like a cash grab to me and totally unnecessary	10/27/2023 11:18 AM
158	I can definitely see the benefit to hold team leads more accountable. If they are managing and teaching, I believe it would be beneficial for them to be held to higher educational standards.	10/27/2023 11:01 AM
159	I have always thought a Team Lead should have a higher education and experience. Though this maybe should not impact the small teams / partnerships... I believe there should be a definition and rule reflecting: Teams greater than four persons. I don't know the number or why I pick four, but large teams yes, when they are actively recruiting and growing. Teams should have advertising rules so not to look like they are their own Brokerage in the public eye.	10/27/2023 10:43 AM
160	I am currently with a team; however our team only consists of 2 people so I feel this is overkill. Alternate possibility is requiring team leads to be associate brokers if their team consists of a larger group (ie: 5+ as an example)	10/27/2023 10:31 AM
161	Teams seem like a way to avoid broker responsibilities while benefitting from multiplication of effort by others. At the very least, team leads should have a higher level of qualification beyond 'more leads than they can handle'.	10/27/2023 10:17 AM
162	Team leads are basically acting as a broker for their team, offering advice, training, tips, etc. They should be licensed as such.	10/27/2023 9:50 AM
163	No experience with team leads, so no coment	10/27/2023 8:49 AM
164	I feel it is a fundamental requirement for team leads to have proven experience, both educational and in everyday practise. Team leads who are well versed in their practise will be in a position to impart this knowledge and experience to inexperienced practitioners. I feel this will enhance the accountability and the customer confidence in the industry and ultimately enhance the industry as a whole. Right now there are too many 'gaps' and too many teams with very inexperienced leaders.	10/26/2023 4:49 PM
165	I agree, experience helps especially when you are starting out and someone to help guide you.	10/26/2023 4:22 PM
166	There is currently a huge lack of accountability/proper training and oversight for teams	10/26/2023 3:25 PM
167	I believe it really depends on the size of the "team" and the expectations of the team members. I am part of a team and we utilize the team scenario as a marketing strategy - we bounce ideas off of each other but maintain that our broker is the end all and be all for questions and guidance. Our team does not even have a leader - we are simply a collective that are using the team image as a way to get more exposure and assist each other.	10/26/2023 2:15 PM
168	LEAVE WELL ENOUGH ALONE. STOP SCREWING WITH A GOOD SIMPLE SYSTEM	10/26/2023 1:34 PM
169	The team lead should have at least 2 years experience, with a clean license history for the last 2 years [without having been sanctioned by any licensing body].	10/26/2023 1:07 PM
170	I do and don't agree with this. A team lead should have experience in real estate that they are using to help teach other professionals how to be better. To me, a "team" is made up of multiple industry professionals, and more than one of them trades in real estate actively. I do not think that hiring a licensed assistant would count as being a "Team Lead" I do agree that there needs to be some form of competency requirement from the team lead to ensure that they have the skills and abilities to lead others effectively. However, I do not think that they should have to be licensed in areas that the team does not work in. If the team only trades in residential real estate, the team lead should not have to have their property management, AG, and Commercial license to run an effective team. This then comes down to, in my opinion, either having done enough volume of deals (not dollar value but end count) or spent enough time in the industry (this should probably be a set number of consecutive years practicing in the "Team's" area of real estate)	10/26/2023 10:40 AM
171	I support this but feel that this should apply to groups where there is one clear team lead with people underneath them, not to realtor partners or groups of 3 realtors that help each other out, cover for each other and/or share a website or other advertising. I think it should apply especially where the team lead is recruiting other agents and is seen to be responsible for them in some capacity. In contrast, there are many times where for example a husband/wife or father/daughter or just two equal agents work together and share a website and I don't believe this should apply.	10/26/2023 10:29 AM
172	I believe in increased professional development, I don't believe running a brokerage is the	10/26/2023 9:58 AM

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same as operating a team. I think there should be "more" education required.. possibly an advanced management course.

173	I think the lines of responsibility are clear today and this proposed change will only add uncertainty with respect to who has the ultimate responsibility to ensure compliance with industry requirements.	10/26/2023 9:46 AM
174	Too many individuals trying to start teams with no experience	10/26/2023 9:46 AM
175	If you are capable of managing people, you should know the standards and best practices in real estate and be able to teach them.	10/26/2023 12:49 AM
176	Many team leads do not sell real estate so in order to advise I strongly agree that they should hold a higher license.	10/25/2023 5:13 PM
177	I'm on the fence, I think this would depend highly on the definition of a team. If it is 2 or 3 agents partnering to work together, maybe not. But Mega teams that operate fairly separate from the brokerage or where the team lead is the primary contact and the agents rarely connect with the Broker, yes.	10/25/2023 3:51 PM
178	Team leads us merely a title - in order to create a "team" an industry member must have experience and knowledge - requiring a different designation doesn't mean the individual is more qualified to "lead"	10/25/2023 3:38 PM
179	Too many realtors have Broker's that are inexperienced and are not able to give guidance. I personally feel before anyone can become a BROKER they should have a minimum of 5 years experience in our industry. So strongly agree with the 2 year minimum for an Associate Broker/team leader.	10/25/2023 2:35 PM
180	This not necessary. If they where to require it, then many would set up their own brokerages and get the benefits of the tax write offs	10/25/2023 2:10 PM
181	It could be associate licensing or a requirement for 5 years of active service in the real estate industry.	10/25/2023 2:01 PM
182	I support this. Teams need some sort of regulation. Team leads should be responsible for their team members and for the safety of their clients. On the other hand, teams should be able to do their own advertising (with brokerage approval), and offer their own incentives. A lot of the time they function as their own group under the umbrella of their brokerage.	10/25/2023 1:59 PM
183	This is one of the rare areas where this would in fact protect the pubic and increase integrity and confidence of the industry. You know, your actual mandate.	10/25/2023 1:50 PM
184	I think Team Leads are expected to be more knowledgable, act more as a go to for the team but I think requiring them to get their associate brokers education is a bit too far of a reach. There should be some education made specifically for them and have that added into the mix when we do our yearly education.	10/25/2023 1:41 PM
185	Many team leads have been running teams effectively for many years and seems ridiculous to expect them to become brokers.	10/25/2023 1:34 PM
186	I do like the idea of having someone with experience as a team lead but am not familiar enough with how teams work in order to make a decision	10/25/2023 1:32 PM
187	Why? This would be entirely misleading. Why would we at the end of the day need a managing Broker? Seems like a hunt to go after "big" Teams. To further add to this I am not on a team so I have an unbiased opinion.	10/25/2023 1:23 PM
188	I'm not involved with Team Leads, so I feel the best responses to this question would be from actual realtors who are team leads or realtor that work within that framework	10/25/2023 1:06 PM
189	This reads as an attempt to kill teams in brokerages by requiring extra training, and the associated fees that accompany that.	10/25/2023 12:42 PM
190	Team leaders are not running a brokerage, stop forcing people to spend more on education and licensing. Regulate industry members who are a problem and stop trying to make everything more difficult for those of us who follow the rules.	10/25/2023 12:38 PM
191	Feels like a cash grab from the association, we are not conducting brokerage duties and therefore do no require that licensing.	10/25/2023 10:31 AM

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192	A team lead really acts like a Broker and should have more experience. I think it can be governed without ACT changes. Currently the Broker and those engaging in the activities must have the competency to do so, period. Leave it alone	10/25/2023 10:23 AM
193	Perhaps there may be a division on teams..... You are classified as a residential team or a mixed team. Each team must have at least one member that represents each licensed area. ex As long as you have a commercial member on the team then other commercial members can join and work together not requiring the team lead to hold all the responsibility of licenses but rather the team holds the responsibility and the Team Lead manages the team.	10/25/2023 9:57 AM
194	I find myself training junior associates in the midst of a transaction due to the lack of support they are getting from a team lead.	10/24/2023 4:16 PM
195	Some teams are insignificant in their size, however if a realtor feels they are qualified to be a team lead, then additional education should be a requirement. Either that, or brokers need to hold educational sessions to help these team leads. Not all brokers will want the additional work. The yearly educational requirements might not be enough for team leads. They are putting themselves in a higher position than a regular agent - or at least this is implied. And therefore just as implied agency can get us into hot water, so can implied knowledge being a team lead.	10/24/2023 1:31 PM
196	I could potentially see this making sense, but I'm not ready to endorse the change.	10/24/2023 10:40 AM
197	Makes some sense as many teams present of offices anyway.	10/23/2023 6:05 PM
198	Yes, this will prevent over night teams to spring up and make sure that the leader is knowledgeable and qualified. Teams are not always the best way to go.	10/23/2023 5:47 PM
199	I find it ironic that brokers will claim "You're doing my job, you should have my liability!" and yet... They're ecstatic when a "big agent" with a "team" decides to swap shops and come to their brokerage. Which is it? You want the revenue from having established producers and their trained team members coming along? Or you want to give up control and responsibility and dump it on a team lead by insisting they become an associate broker? For what it's worth, I don't think it's a bad thing. But it shouldn't be a NECESSARY requirement for a member wishing to grow a larger business and serve more of the public, to insist they obtain broker/associate broker designations.	10/23/2023 4:37 PM
200	Unnecessary work	10/23/2023 3:12 PM
201	Doesn't make sense. You can be a leader without having further education or qualifications in all sorts of industries. The leaders are people, or should be...those who have many years in the business and have expertise and support to offer others. It should stay at that. Our brokerage has several broker delegates we can call on if needed. I don't think every single group or team needs that! The leader will know when they need to call upon the hire-up.	10/23/2023 11:49 AM
202	I'm not sure it really makes a difference, as the brokerage is still ultimately responsible either way, not the team lead. So unless there is liability spread to the team leader and off the brokerage, I don't really see the need for this.	10/23/2023 11:08 AM
203	If team leads are providing broker advice/support, it would make sense for them to be licensed as such. However, I do think there needs to be parameters set around this. For example, I'm on a team with 3 agents, none of us are a direct team lead, we often alternate who takes charge depending on the client. All of us provide equal advice and work. In this case a broker license doesn't make sense for us to have. This could be something that could be used for mega teams - maybe 5 members or more? Also, definitely needs to be something done within the EXP and REAL brokerage style teams. They rely heavily on recruitment to make their money and fill up their downlines, this causes agents to blindly recruit agents below them and abandon them once they're licensed. This could be something that needs to be more addressed in the licensing sector, however, does need addressing within our industry.	10/22/2023 3:32 PM
204	Team leads to have experience!	10/22/2023 12:31 PM
205	Consistency with experience and training.	10/22/2023 11:21 AM
206	The amount of crappy teams out there that are run by agents who don't know what they are doing isn't helping our industry but hurting it. Many of them are trying to get rich quick and it's horrible.	10/21/2023 10:32 AM
207	Yes, this is a long time coming. Great proposal.	10/20/2023 8:18 PM

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208	Not necessary	10/20/2023 7:44 PM
209	If they are in a position of guiding and informing members of a team they need to be held to a higher standard and as such an associate broker license is appropriate.	10/20/2023 7:32 PM
210	I agree with Team Leads needing to have specific years of experience and proper education if training and mentoring other agents, however, I don't think the Team Lead should need to be licensed in every sector of real estate if they have team members who are on their team. For Example: A real estate Team Lead shouldn't need to be licensed in agri & commercial if they are only focusing on residential as they have the broker owner to support them who is licensed in all areas	10/20/2023 5:57 PM
211	Absolutely, team leads have far more responsibility than just being a solo agent. I strongly support team leaders to all require a broker license.	10/20/2023 5:03 PM
212	Yes I do. I have watched for years as teams set up mini brokerages under the brokerage they are licensed. The team lead trains, guides and conducts themselves in a manner that is the same as a broker, but do not have the liability. I believe if you are going to play broker, you should have the license.	10/20/2023 4:11 PM
213	Since teams are already largely acting like brokerages this makes sense.	10/20/2023 12:18 PM
214	On teams where team leaders are providing advice and mentoring to members or new members, I believe they should have the associate broker training. Questions regarding purchase contracts and rules/regulations often get brought up to team leaders, and the knowledge/advice that they give is not always correct or aligned. When team members go to team leaders for help, it is assumed they are knowledgeable in these subjects and are providing the correct advice. In other words, instead of going to the broker for a related question, they might go directly to their team leader. Otherwise, I think team leaders should require training opportunities from the brokerage itself to the team members. If this change comes into play, I believe there needs to be a distinction between partnerships and teams (that are training and giving advice to members).	10/20/2023 10:29 AM
215	I believe that this is reasonable. If someone is taking on the position of a team leader and mentor it should be clear that they have the credentials to do so. This would be positive for our industry and will ensure that many newer agents who join teams are supported by someone with at least a minimum of industry experience.	10/20/2023 10:21 AM
216	Yes, too many team leads that have virtually no experience as realtors themselves. They are great salespeople and join cloud based brokerages with the intention of getting people in their down line to make passive income. It is an abomination of the original Broker/Associate structure. Anyone with 2 or more associates under them should be licensed as an associate broker.	10/20/2023 10:03 AM
217	Due to the lack of training and licensing regulations to become an agent, someone leading a team should have more training. Not sure it needs to be an associate broker. For example, if someone is leading a team that only does residential - why would they need to be licensed beyond that. Makes no sense.	10/20/2023 9:29 AM
218	to train someone else they should have the knowledge to be able to do this correctly.	10/20/2023 8:46 AM
219	I agree that those that are in a "Team Lead" position should have to obtain an Associate Brokers license to continue in this capacity. There are many that are just providing leads for a significant revenue stream to them and their members report to them and get advice from them without ever speaking to a broker. This one is critical.	10/20/2023 8:41 AM
220	I strongly oppose as I like the current structure	10/19/2023 6:25 PM
221	Team Leads are the first go-to for assistance, thus bear the responsibility to ensure their people are following the rules and processes set out by RECA and their brokerage.	10/19/2023 4:01 PM
222	I believe it is important in a team atmosphere that the team lead have the knowledge and expertise to lead a team. RECA defines a team as 2 or more members. I don't think smaller teams would require to be led by an Associate Broker. I would recommend that a team be redefined and that teams of 5 (maybe 10) or more members be led by an Associate Broker. I also feel that the lead of the team should have to be actively selling real estate as well or have to complete additional education on an annual basis to ensure they have the knowledge. There	10/19/2023 3:56 PM

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should also be a cap on the size of a team. A team of 20 or more is small brokerage and therefore should be run as such.

223	I support this as I feel it would ensure this person has the right experience and knowledge.	10/19/2023 3:20 PM
224	I think that team leads with a certain number of team members underneath them should have to have an associate broker license or a "team lead" license. I think a lot of Brokers use teams as a way to not be involved or responsible for a portion of their agents. I also feel like team leads are advising team members without enough liability so they don't think through their responses well enough. Team leads should also have to be licensed in the area that their team members are, so if team leads are only licensed in residential they should not be allowed to collect any percentage of the commissoin from a team member when they do a commercial or residential deal. I also think that team leads should have to have been licensed and/or completed a certain number of deals before they are allowed to start a team with any type of "brokerage" or pyramid structure. I cringe when I see agents that have been licensed less than a year starting teams and "training" when there is no possible way they are equipped with the tools or experience to manage a team. I believe the team leads are responsible for training and guidance that they can't provide without proper experience. I would love to see not necessarily a broker license requirement, but required training prior to being able to have a team structure where team members are required to give a percentage of their commission to team leads on every deal. Some of the required training I would love to see is team management, team morale, how to provide training, conflict resolution training etc.	10/19/2023 1:58 PM
225	This is a must, team leaders are giving advice that leads to the broker/brokerage being held accountable, and with this happening the team leads should be required to have way more knowledge ! With all this multi level scam brokerages everyone is not being held accountable, its destroying our industry.	10/19/2023 1:40 PM
226	I can see the point of it; however, I would suggest this for bigger teams maybe 3 + agents	10/19/2023 11:40 AM
227	As they can be responsible for their own team and be able closely supervise them.	10/19/2023 10:54 AM
228	There are many team leads that already emulate amazing leadership. There are some that could use some support in that area. I can absolutely see how this will benefit them, and the team model in general. There could be perhaps definitions put in place to differentiate. Broker Associate Broker Team Lead Broker - but not fully required. There should always be contracts at the brokerage level between the principle broker/owner and the team lead/team lead broker. That could be a requirement as well.	10/19/2023 10:46 AM
229	I do agree that team leads should hold themselves to a higher standard as they traditionally have higher responsibilities and require more education.	10/19/2023 10:19 AM
230	the broker is still responsible for whole team .end of storey	10/19/2023 10:04 AM
231	This is absolutely silly. Nor understand the preface of concern. 99.9% of teams will be eliminated based on this. Teams are set up for experienced agents to have support in order to be parents and good partners in life. Eliminating this will only erode the family quality/time available for each agent in the industry. STRONGLY DISAGREE	10/19/2023 7:17 AM
232	I support this idea, however, there needs to be a cap on this. You can't have a brokerage with say 40 people of which 35 are a team, and just railroad the head broker. If the team is greater than a certain number or 60% of the brokerage, whichever is less, then that needs to be a team cap size. Brokers will start to lose control. These teams grow so large and open their own office spaces. Also, these teams need to undergo audits just like the brokerage does. If RECA wants to protect the public and allow these mini brokerages, then they need to do more to make them accountable. Downloading it onto 1 broker who licenses 1115 associates and expects her to stay on top of teams that are located 100s of km away is impossible. There also needs to be a cap/ratio of associates to brokers.	10/19/2023 6:19 AM
233	another cash grab	10/18/2023 6:09 PM
234	no a Team can just be made up of like minded Realtors	10/18/2023 4:08 PM
235	This is a trend, but having someone educated to this level will ensure agents are working correctly in the system.	10/18/2023 3:54 PM
236	I believe there is not enough consistency within the industry. Some team leads are not identified and therefore would not be required to fit into this category. There are many agents with buyers agents "under them" but not calling themselves "team leads"	10/18/2023 3:17 PM

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237	As a team lead for a small team I think this is a ludacris proposed rule. While I run a small 3 person team, my team members still go to their broker if needed, and still use the same supports I do. Between myself and my one partner over the future of the team, there may be times when I assign the team lead for the year to them rather than myself, and this would result in both of us needing to carry an associate broker license. As a team lead I do not hold the same responsibilities as an associate broker	10/18/2023 2:49 PM
238	Requiring a team lead to be an assoc broker seems to conflict with brokerage management Team Lead[s] cannot replace Brokerage administrative over-sight The Team lead typically has little or nothing to do with the admin formalities under the Act Teams vary in shapes & sizes - eg husband /wife or family vs big teams with "platoons" of agents Big Teams appear to typically be involved with sales/enlarging market share - the income side versus small teams which are more of a co-op arrangement such as for vacations The big benefactor in large teams is the team lead[s] who takes a nice cut of revenue The commission cut side on Teams needs exploration- may mystify agents/consumers /clients Teams should be clearly identified as "Team ABC" of "XYZ Brokerage" - too often Teams seem to supplant the Brokerage they are part of - becoming larger than life If a Team wants more sway it can leave their current brokerage and start a new one	10/18/2023 1:21 PM
239	They must be held accountable for the actions of their team members to ensure they work to train and assist, limiting risk.	10/18/2023 12:55 PM
240	They need to take responsibility for their team members' actions.	10/18/2023 12:24 PM
241	Too many people out there flying by the seat of their pants trying to 'lead' others. This is great, actually.	10/18/2023 12:08 PM
242	Associate brokers are more knowledgeable and equipped with guiding associates.	10/18/2023 11:04 AM
243	Having a minimum amout of experience can only lead to better outcomes with the public and clients.	10/18/2023 10:01 AM
244	If they want to regulate their team members, then yes I think they should be a little more qualified than just an associate	10/18/2023 9:45 AM
245	This is just downloading broker responsibilities to team leads. Teams do not handle trust accounts so I don't see the need for this. If a team was 50/50 who is the lead?	10/17/2023 10:59 PM
246	Team Leads have more responsibility than partners and should have more education if they are coaching or leading Associates.	10/17/2023 10:39 PM
247	At our office the team members still contact the broker and associate broker with questions that should be answered by an associate broker or broker.	10/17/2023 10:34 PM
248	Great idea	10/17/2023 9:22 PM
249	Lets leave team lead as current status where they don't need to get associate broker license. Some agents just need one or two assistant realtors to manage their work and to ask them to get associate broker license is too much.	10/17/2023 7:49 PM
250	This change makes sense.	10/17/2023 7:39 PM
251	Team leads should have more accountability for their agents actions.	10/17/2023 6:18 PM
252	Having more knowledge/learning is always beneficial but does that mean another rule book inside the brokerage rule book?	10/17/2023 5:06 PM
253	I think this wholly depends on team size	10/17/2023 4:29 PM
254	Another category. What is someone is successful right from the start they won't be able to "mentor" anyone for 2 years. Unfair and again another category.	10/17/2023 4:05 PM
255	As a team lead I feel there is a higher responsibility to the team members and public. Being a team lead is more often a business decision which results in more income and more reliance on the associates calling the lead vs their broker. With that should come more responsibility.	10/17/2023 4:04 PM
256	You would need to distinguish roles and responsibilities for what a team lead does and decide accordingly.	10/17/2023 2:06 PM
257	I think a brokerage can govern themselves in terms of staffing and leads within a company	10/17/2023 1:35 PM

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without it being mandated by industry councils.

258	professionalism has nothing to do with title	10/17/2023 1:09 PM
259	Again, the proposal is good on paper but will create unnecessary licensing pressure on team leaders and many teams will die. This is not a support by any means. Brokerage is the body that regulates the team and no team agents. There is no value to the change rather than make it hard on bread winners.	10/17/2023 11:32 AM
260	Many associates form teams to gain a work/personal life balance, and do not have team leads, more work in unison together for the benefit of their clients. Should there be a team that gives more mentoring, this should be up to the Broker to monitor training and activity to ensure that the Team Lead is qualified to complete a mentor program,	10/17/2023 11:25 AM
261	raises the bar	10/17/2023 11:14 AM
262	Anyone who is taking on the responsibility of training and supervising brokers should have some sort of training and understanding of how to do so.	10/17/2023 9:48 AM
263	While Team Leads typically do offer some training and provide advertising, they are not managing trust accounts or brokerage financials, and therefore should not need the same Associate Broker training. Most of the added value team members receive from Team Leads is focused around generating business, rather than real estate regulations etc. It is still ultimately up to the brokerage to ensure team members are adequately trained. Teams leads and members all operate within the brokerage, not independently of it, the same as any other agent of the brokerage and therefore should be treated the same.	10/17/2023 8:28 AM
264	I think this makes sense as well.	10/17/2023 8:10 AM
265	I do not agree with additional licensing to be a team lead, alternatively I would suggest that a team lead requires a minimum amount of years in the industry—similar to the broker course prerequisite. A team lead requires a minimum of 5 years industry experience (for example). Would existing team leads be grandfathered in?	10/17/2023 7:38 AM
266	Team leads are still Realtors first. They should be able to rely on a broker/manager to supervise and give important advice and supervision to the teams within their brokerage.	10/16/2023 9:20 PM
267	Teams are great for helping newer agents get experience and work together to build a brand or network,	10/16/2023 7:30 PM
268	Teams are still under their broker's watch. Do the team members really need two brokers to regulate and oversee them?	10/16/2023 5:46 PM
269	I feel like this is creating a solution and then looking for a problem. Does the public really care if we call ourselves Team Leads as associates? This also sounds like a cash grab by RECA.	10/16/2023 4:42 PM
270	Team leads are usually qualified by their experience, could you really tell someone they should have to go through the brokers course in order to sell a house even though they've been doing it for 40 years. Are you telling me that a team lead who's been in commercial real estate and practicing commercial real estate for 40 years now needs to become a broker because he can't lead a group of people to do leasing?	10/16/2023 4:05 PM
271	Just makes sense that anyone dealing with the public in any capacity should be licensed.	10/16/2023 3:42 PM
272	We all fall under a brokerage so regardless the broker should be fully involved, team or not. A lot of two person "teams" or partnerships have agents with the same experience and "team lead" is chosen at random or the two partners switch team lead each year. I do not feel both agents should have to have an associate brokers license especially when if there is an issue, the broker is the point of contact and should always be the point of contact, not the team lead. I have the same number of years experience as my partner and she was chosen as team lead randomly, she is not taking any sort of mentoring role over me so why should she need to have a higher designation? An alternative, is to allow 2-4 person teams to remain as is but require any team lead of a team with over 5 people require an associate brokers license.	10/16/2023 2:41 PM
273	Teams operate as a brokerage at times so the team lead should be knowledgeable and ethical.	10/16/2023 2:04 PM
274	I still think there should be some distinction between Associate Brokers & the size of teams they have under them. Just because they have been in the industry for 2 years doesnt mean they are capable of having a team over 10 mortgage agents & clerical staff.	10/16/2023 2:03 PM

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275	I don't feel that is necessary. Weather your on a team or a collaboration group confidential information can always be shared. This will not change no matter what license the team lead would hold	10/16/2023 1:57 PM
276	This is an internal issue within a brokerage and how the teams each pay one another is up to them to decide	10/16/2023 1:28 PM
277	This would further complicate my business model as I currently operate in a team.	10/16/2023 1:06 PM
278	This makes no sense to me, more red tape, excess cost to the associate and to the consumer makes no difference. Strongly oppose. The buck stops with the Broker. Associate Broker can open their own if they want the responsibility.	10/16/2023 12:57 PM
279	makes sense to have a qualified person in lead position	10/16/2023 12:49 PM
280	I support this idea. Team leaders are often viewed as a source of help and training from their team members. A team leader should have some standard of credentials and should agree to take on some level of accountability for the agents and staff on their teams.	10/16/2023 12:42 PM
281	Another over regulation. Should be brokers responsibility. If the broker thinks it is beneficial for the team leaders to obtain an associate brokers license then they can, otherwise it is still on the broker.	10/16/2023 12:16 PM
282	If you are a team lead you defiantly need time and experience in the industry to train a new associate.	10/16/2023 12:14 PM
283	Absolutely not. An associate broker license does absolutely nothing to ensure anyone is actually educated, and I have one. Leave that to the actual brokerage, actual broker and acting associate broker.	10/16/2023 11:39 AM
284	sounds like a reasonable requirement. I would take it one step further an require new assooiates be required to have amandatory 2-3 years mentoring prior to conducting business without getting a sign off form their team lead.	10/16/2023 11:30 AM
285	I understand the need for team leads to be associate brokers.	10/16/2023 11:26 AM
286	Only require Leads to hold licenses with the same sectors their team members practice in	10/16/2023 10:54 AM
287	Again, this reads as an opportunity for a fee grab. Ultimately all agents are under the responsibility and direction of the Brokerage as part of a team or not and subsequently are required to follow the same rules and obligations as individual agents.	10/16/2023 10:51 AM
288	sort of a brokerage within a brokerage, I feel they should be held to a higher standard	10/16/2023 10:49 AM
289	There are so many teams that are just one or two people. They use Team just for marketing. Not necessary.	10/16/2023 10:11 AM
290	Don't typically have this in commercial real estate.	10/16/2023 9:54 AM
291	Some team leads have more experinece than some associate brokers - what benefit is that to the team, to the public?	10/16/2023 8:12 AM
292	In many situations, these people are office staff and have the knowledge, but do not want the responsibility. The broker can delegate tasks to an associate broker currently in the office. This seems like a waste of energy.	10/16/2023 6:39 AM
293	not required to many license to much money more confusion	10/15/2023 6:59 PM
294	This is serious overreach and as both a Team Lead and an Associate Broker myself, I can vouch that my licence class has no bearing on my ability to run my successful team.	10/15/2023 6:17 PM
295	Great idea...The "Teams" out there are looked at as very experienced and knowledgeable in the market. I think there are potentially large benefits of a having a team, but also large responsibilities. These "Team" Members look to the Team Lead for direction, mentorship, etc. With the Team Lead being licenced as an Associate Broker would have them the extra education and authority to train and work with the Team Members. This would/should alleviate some of the responsibility of the Broker/Principal whom is ultimately responsible for all licencees.	10/15/2023 4:00 PM
296	Team leads should have a higher education level to be qualified for the position.	10/15/2023 3:58 PM

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297	What is the purpose behind this proposal, other than to gather more fees?	10/15/2023 3:15 PM
298	Great idea!	10/15/2023 2:41 PM
299	I feel this may be an appropriate action but why the need to get an associate broker license when you only have one other member on your team? I can possibly understand if there was a team of 15-20+ more. Then they have built responsibilities, like managing and advertising, similar to brokers. This may aim is to maintain confidentiality and safeguard consumers.	10/15/2023 2:22 PM
300	No alternative suggestions. I have worked (for only a few months) for a team leader whom really offered nothing in the form of leadership. They were only looking to build their won bank account. Forcing Team Leads to be more accountable is a Great Idea.	10/15/2023 1:39 PM
301	Many teams are operating as a brokerage within a brokerage. I do not necessarily think that the team lead has to be licensed any more than a brokerage owner needs to be licensed, however, I think that if a Team Lead is not an associate broker, they need to have a designated associate broker on the team just as a brokerage owner needs a licensed broker.	10/15/2023 11:15 AM
302	I believe that far too often, a team leader is under educated, or lacking in experience to be mentoring other agents. Having a higher standard for team leaders would be a good way to eliminate this issue.	10/15/2023 9:43 AM
303	This additional layer of administration within a brokerage is often unnecessary. Every member of a team, including the team leader, is licensed and obligated to act accordingly. In many instances, team leaders bring non-real estate-specific expertise to their teams, such as sales and marketing training and mentorship. The licensing requirements for brokers and associate brokers, along with the associated training and testing, may not necessarily enhance a team leader's capability or competence in leading their team.	10/15/2023 9:21 AM
304	I strongly support this as I find there is a lack of skill in general in this industry and especially with junior realtors that work on teams. Some of the most unethical behaviour I've witnessed has been when doing business with realtors that work on teams. I think the team lead having a better understanding of the responsibilities and liabilities of the brokerage will help them guide their members to a better level of practice as well as themselves.	10/15/2023 9:09 AM
305	Too many agents take advantage of this and provide very poor "mentorship" over promise and under deliver all the time. Team leads need to be held accountable and to a higher standard if they are promising these things to agents	10/15/2023 8:51 AM
306	Is your goal to generate more income for the board?	10/15/2023 8:33 AM
307	Makes sense to me!	10/14/2023 11:37 PM
308	I agree as team leads are taking on greater responsibility and should have a higher level of education.	10/14/2023 6:28 PM
309	I don't see the need for team leads to be associate brokers. Maybe more of like professional certifications/training requirements would help	10/14/2023 6:07 PM
310	If someone is teaching/training an associate, they should have more education behind them than the person they are teaching/training	10/14/2023 3:50 PM
311	Having a broker to go to in extreme or complicated situations is sufficient. I don't believe that my team lead should have to get the associate broker designation in order to have a team.	10/14/2023 3:02 PM
312	Makes team leads more accountable for the advice they give to team members	10/14/2023 2:51 PM
313	I think to be a team lead you have to be more in the know than that of an agent. You get paid to manage your tram, you should have the education to go with it	10/14/2023 2:40 PM
314	The brokerage should be responsible for all aspects business.	10/14/2023 2:29 PM
315	Just because you choose not to be an associate broker does not mean you cannot run a team. Some individuals are comfortable with their associate accreditation, and there should be no reason to force them to amplify their licencing. A lot of what we do is common sense-based, not RECA based.	10/14/2023 1:30 PM
316	From what i see, they run themselves like a complete different business, i think minimum should be an associate broker, may be even a broker.	10/14/2023 11:16 AM
317	All team leaders should be responsible for team members actions in there business and	10/14/2023 11:11 AM

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therefore have more knowledge.

318	The question should include, and what are the responsibilities of an associate broker for the team lead? If I am an agent with the brokerage and not the team, I have a challenge with a client and have some questions, how many compliance issues arise?? Confidentiality, unbiased, arms length etc.. This change is attempting to remove responsibility from broker of record. How does this serve the clients best interest? The team lead as an associate broker would only be concerned for the results of the team, there would be no oversight of the team. The Broker of record needs to be responsible for the team and the consistency of serving the clients best interest throughout the branch. The rules as they stand right now are that the Brokerage sets the agenda that must be followed.	10/14/2023 11:03 AM
319	Despite them being team leads, at the end of the day, the broker of record or managing brokers still are still the people to go to for answers. This would create additional red tape for team leads.	10/14/2023 11:00 AM
320	Not needed. The current licensing system works fine	10/14/2023 10:50 AM
321	I run a team and this is a great idea for the industry	10/14/2023 10:32 AM
322	Teams are ruining the industry	10/14/2023 10:26 AM
323	They are already presenting their teams as separate entities	10/14/2023 10:20 AM
324	I would support this as team leads should have some sort of qualification to support and mentor realtors in their day to day work. This would help maintain professional standards throughout the industry.	10/14/2023 10:20 AM
325	I don't see how this benefits the industry as there is no handling of money etc. It operates much in the same way an individual does. As a person who has no desire to work with a team I think this would be a hindrance if I ever chose to. In the event I was on a team, I would most likely want to operate in equality with those I created the team with. As long as we are licensed in the area we are practicing then I don't see why this is necessary. A team operates under a broker and associate broker anyways so this doesn't necessarily create less work for the broker. In fact it's a hindrance to teams and could potentially break up teams. There's positives and negatives to working with a team just like anything and I feel like this adds to a negative and doesn't create any more of a level playing field.	10/14/2023 10:01 AM
326	I think there needs to be a higher standard set for team leads and this is a good way to do it. It's currently too easy to call yourself one. Team lead and associate broker seem like a very good match in terms of responsibility and knowledge level and should increase the professionalism in our industry.	10/14/2023 9:49 AM
327	Yes even though these are usually well run, it's really a brokerage within a brokerage! When 50 realtors are working under one named realtor, it's a brokerage!	10/14/2023 9:42 AM
328	Likely a great idea, and the next step in opening their own brokerage. I "expect" that if brokerages are only required to hold a license in one industry sector, that the requirement to be licensed in all sectors to become a broker will obviously change. The broker will only have to be licensed in the industry sector they practice in for 2+ years in the last 5, take the brokerage training and have the opportunity to open their own brokerage.	10/14/2023 9:37 AM
329	They should have more experience & training and be able to respond to issues that may arise in their team. Teams should also carry more insurance than an individual as well.	10/14/2023 9:36 AM
330	I'm not apart of a team not sure what implications might occur	10/14/2023 8:38 AM
331	Leave it as is.	10/14/2023 8:30 AM
332	I Work within the Property Managment side, and I don't think it would make sense for our leaders to have this requirement.	10/14/2023 8:03 AM
333	Leaders should have experience to lead	10/14/2023 7:08 AM
334	Makes sense to me. Team leads should understand and be trained in the legalities of our business.	10/14/2023 6:47 AM
335	I believe this puts more emphasis on team leads to do a better job	10/13/2023 11:52 PM
336	This could really complicate small teams simply sharing costs, collab on marketing and	10/13/2023 11:23 PM

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supporting each other when on holidays or unable to respond to clients needs. Small team leads and members typically still use the broker for clarity on laws and rule and procedures. But I think large teams over 6 should be required to become an associate brokerage. Because this reads more to the public as a brokerage within a brokerage.

337	This is a rabbit hole of meddling you do not want to go down.	10/13/2023 11:02 PM
338	I think this is a great idea.	10/13/2023 11:01 PM
339	Mentors will be lost that won't want to pay for another education and fees. Those that are willing to help others and this will further neuter the pool	10/13/2023 9:55 PM
340	Again a cash grab again. All agents have access to their Broker and that is who they should go to for serious questions. Giving a title to a TL is just that- a title and will again confuse agents on who's responsible and liable for their actions.	10/13/2023 9:50 PM
341	Team leads already have high expenses and a lot on their plate when managing a team. Requiring them to do more takes away their attention and focus on running their team and helping their agents become successful.	10/13/2023 9:00 PM
342	A team lead may be a figurehead. Sometimes a team is a group of equals, one is the lead because rules say they have to have a lead.	10/13/2023 8:56 PM
343	Most team leaders that I know have no interest in becoming a broker. The daily tasks of a team lead do not require that he/she knows about trust accounts and other brokerage info	10/13/2023 8:00 PM
344	Absolutely agree otherwise anyone can have his or her team without proper education or experience.	10/13/2023 7:57 PM
345	Team leads may not have the necessary qualifications to be an associate broker but they are great with leadership and in the field sale a	10/13/2023 7:51 PM
346	No changes. Keep life simple.	10/13/2023 7:28 PM
347	Why ? They should be giving that kind of advice to the team members anyways! The broker should. Leave the broker do their jobs, let the team lead do their management of their team. Don't mix and take authority from the broker. That's their job.	10/13/2023 7:27 PM
348	Team lead is just that a team lead- more in favor of enforcement of a team as one entity when it comes to designated agency and for a number of reasons but most of all the team leader will benefit financially from the transaction and more so if it can be kept within the team. Again - the public does not care as long as they got what they wanted in the transaction and they really don't care about agency or agency practice; they certainly don't seem interested in being dragged into the middle of a fight between two agents and whether or not agency was properly followed- unless they lost out on a property or became dissatisfied with the product received. (then we need to find someone)	10/13/2023 6:48 PM
349	I think team leaders should be held to a higher standard. However the current framework for associate brokers does very little to prepare you as a practice ready team leader. It mostly just focuses on trust accounts and business planning for running a brokerage - things that aren't necessarily the core competencies of a team lead. Perhaps there could be separate mandatory training for team leaders focussing on things like Human Resources, Employment Contracts, Fair Hiring.	10/13/2023 6:44 PM
350	Too many Chefs spoils the dish.	10/13/2023 6:21 PM
351	it all depends how do you define team leads, requires more discussion. What if the Team lead is just a mentor and doesn't act as a "broker"	10/13/2023 6:14 PM
352	They're not a broker and shouldn't be required to have broker education. They have a broker to refer to should they need assistance.	10/13/2023 6:10 PM
353	Nothing changes when you are a team lead. I mean, you need to be a good leader and business oriented. But you don't need to necessarily increase the work or knowledge about conveyance and paperwork, as the broker provides it.	10/13/2023 5:26 PM
354	No this is just opening up a punch of mistakes.	10/13/2023 5:15 PM
355	"In recognition of the important role team leads play"....so what is the need or the problem that is being solved with this change. Is RECA thinking team leads are asking for this or did	10/13/2023 4:42 PM

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someone just wake up one morning and say hey...here's another group that we can target and "help" them understand they need more licenses, training and incur more costs so they are properly recognized for how important they are. Again if there is a problem with how these arrangements function then please be forthright and identify the problem and why this proposed change fixes it. Its dishonest and misleading to pretend this change is because they "deserve recognition". Is unfortunate that the supporters of this change have chosen to take this tactic. If industry professionals have asked for this change then i apologize, but i doubt it.

356	I believe it to be a good idea for the team lead to be an Associate Broker if the team is a large team that have their support staff for their team. I do not think that a couple of agents working together should have to have an associate broker as team leader. In my case, I work together with my daughter and son in law, we do not have a separate "work location", we do not have any support staff, so I see no need to have an associate broker as leader. Having said that, I am actually the broker for our firm .	10/13/2023 4:39 PM
357	We already have a broker that can help us with any issues, questions about mentorship and provide us with resources.	10/13/2023 4:36 PM
358	Why	10/13/2023 4:35 PM
359	I dont agree with this. A team lead does not have near the responsibility (nor wants) what a broker or associate broker has. This would be innappropriate.	10/13/2023 4:32 PM
360	By nature of its very definition, the term "lead"/"leader"conjures in the mind of the public a person who is in a position of authority or role of active leadership. That person should be held to the proper training/fundamentals/credentials to bolster this title, should they wish to apply it to themselves.	10/13/2023 4:27 PM
361	Agreed a level of competence should exist through proper experience	10/13/2023 4:25 PM
362	Better education, better management, fewer problems	10/13/2023 4:21 PM
363	No.. again your just fishing for more money.	10/13/2023 4:16 PM
364	Either make them become brokerages on their own or don't. This is a confusing half-measure that actually would confuse the public. This would create divisions in existing brokerages among the management teams of the brokerage and entitled team leaders. The ones that would bear the brunt of the fighting would be the individual agents. Also, not all team structures are the same. Some are more of a co-op lead gen group pooling resources but the brokerage forces someone in the group to be designated team lead for internal communication purposes.. There is no one-shoe-fits-all solution here.	10/13/2023 4:11 PM
365	I feel that you need to further split this point. Team Leads in the Property Management sector for example will include a division of labour that is applicable to the type of work, and not all work has a requirement to be licensed, for example handling inspections has no requirement to be licensed. A large enough company may have an Inspection Team Lead with multiple inspection clerks and administrative assistances, why would that Inspection Team Lead need to be licensed at all nevermind as an associate broker? In the example noted here where a Team Lead is mentoring and providing experienced insight and guidance to licensed individuals there could be an argument in support of requiring the lead to be an associate broker, but I also feel that there is a step between that should come first. A senior 20-year member would be well sought-after for guidance, but may not want to take on the potential of extra responsibilities at their brokerage, there should be a step in-between for such options where individuals could become "Senior Associates" by taking further education without extending all the way to an Associate Broker level. I think the initial idea is on the right track but there are more steps to take first in sorting out specifics, different tracks of possible understanding and criteria, etc.	10/13/2023 3:48 PM
366	RECA and other licenced associated should support team leaders as it often makes new agents and other agents joining the team more educated and well versed in the their local real estate. Finding ways to support and encourage teams would be more beneficial then converting them to "mini brokerages". Team associates get to learn so much from team leaders and their wealth of experience. The only way I would support this change is if there is no need for the Team Lead to have their brokerage logo on anything as what would the point be if they are a broker? There should be supportive training course offered specifically to team leader on how to be a leader, coach and represent the real estate body. Team tech tools are just a few ideas.	10/13/2023 3:46 PM

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367	A person in a leadership faculty should have the qualifications and education to be in that leadership role, including but not limited to a broker or associate broker designation.	10/13/2023 3:42 PM
368	My alternate suggestion would be to require Team Leads to have at least 10 years active experience as a licensed Realtor	10/13/2023 3:41 PM
369	I don't believe that it will improve consumer protection. As someone who is part of a team, I chose to join my team lead for his experience and his integrity. Adding broker responsibilities to team leads might also result in a decrease of teams. I have worked for a broker who was not invested in his team and just because he had broker behind his name, it did not make him a great leader or mentor. Often I was left to figure things out on my own, whereas my team lead supports and coaches me beyond what I could've imagined. Team leads enhance skill, knowledge and positive workspaces as it is, and we don't need to add to their plate and potentially take away their focus from leading their teams.	10/13/2023 3:31 PM
370	Not a bad idea - a team lead should be responsible for the actions of their agents and that comes with knowledge.	10/13/2023 3:24 PM
371	There are so many teams out there that I feel that the team leader should be held to a higher standard and have even more knowledge by being an associate broker. This would better allow them to educate their team members and make sure that things are done properly.	10/13/2023 3:22 PM
372	Again...a cash grab. And unnecessary. I'm not sure why you aren't focusing more on the education and a mentoring program, rather than breaking all this down and creating more rules.	10/13/2023 3:21 PM
373	.	10/13/2023 3:16 PM
374	I am a part of a team, and I have someone who is the team lead. If we do not know an answer, we still go directly to the broker. He does not answer questions in regards to things that should not be answered by him, and we always go to the broker. Our team works efficiently together, but he does not need his associate broker license in my opinion.	10/13/2023 3:15 PM
375	In the property management industry that I work in, creating an education/experience wall in front of a "leadership" role may dissuade qualified leader-type individuals from inquiring. In my experience, a managing broker appoints whom they see as most fit to run a team, regardless of education or experience, provided they hold at least an associates license. In trading services, I have insufficient experience to provide an opinion.	10/13/2023 3:09 PM
376	It may decrease the information transfer between team members if the fines were stiffer for doing so. It also may make people who know that information has been passed around more likely to report it, if they can report to team lead, head broker and RECA	10/13/2023 3:01 PM
377	No reason to as they are not responsible for Trust Funds. If it's not broken don't try to fix it.	10/13/2023 2:55 PM
378	When someone operates as a team lead overseeing the work of other REALTORS® and issues orders, in essence they are acting as a Broker whether they like it or not. The concept of teams within an office should not exist because in actuality the 'team' ought to be the Brokerage office itself with the Broker as the head of the entire office. Personally I do not support the concept of 'teams within brokerages' and would prefer in the future if RECA phased these out of our industry altogether.	10/13/2023 2:50 PM
379	There is to much going on behind close doors and that these teams are getting away with to much and not being responsible.	10/13/2023 2:43 PM
380	More education is better. Many team leaders are actively acting as brokers when they give advice.	10/13/2023 2:36 PM
381	Goes back to my previous comment regarding associates who have little to no knowledge in (for example) commercial leasing, yet they bring their tenant to the table and the associate has no knowledge on the require paperwork, terms, etc.	10/13/2023 2:35 PM
382	Two years of experience does not necessarily imply that an agent has successfully completed any deals. Brokerages should have the autonomy to designate team leads as they see fit, without RECA constantly monitoring their decisions. If RECA has concerns about how a particular brokerage is managed, they should address those concerns directly with the brokerage, rather than imposing a 'one size fits all' rule."	10/13/2023 2:32 PM
383	Logical as their is greater responsibilities of leadership. I believe all agents with in 3 years of initial license, get their associate broker designation to raise the professionalism of our	10/13/2023 2:27 PM

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industry to benefit the consumer.

384	I don't necessarily support this. While I do think that the team lead should have more training and experience, especially because their team member will often seek the team lead's guidance instead of the broker's guidance in regard to trickier deals/regulations and rules. I work on a team, and solely practice in residential real estate. My whole team only deals in residential real estate, I don't believe that my team lead should need to be licensed in Commercial, Rural, or property management in order to be my team lead. I do think that they should be required to have some formal training about the rules and regulations in their area of practice (that is more in-depth than an associate's), as well as more yearly training in this regard. I also think that if the team lead has a team member who is licensed in an area that they are not licensed in, the team lead should be required to be licensed in that area as well.	10/13/2023 2:21 PM
385	This should be a completely unnecessary regulation, and overly burdensome. The licensing process SHOULD be responsible for equipping agents to practice real estate. The brokerages and their brokers should be helping continually educate these agents in regular training. I disagree strongly with this proposal. Please stop passing the buck. What makes anyone think that if agents go if licensing and education is failing to train agents, and that brokerages and brokers are failing to train agents, that all of a sudden a mandatory broker training course would make those team leaders into competent and responsible people? Please stop loading up regulation and regulation to try and fix a failure to properly educate agents by brokers and licensing educational requirements. This will make things WORSE for agents. Clearly many teams will dissolve. Agents who already weren't getting trained through their licensing courses and their brokerages, will now no longer even have a team lead. This is such a disappointing initiative. Team leaders do the actual work of training agents how TO ACTUALLY SELL and earn an income, and find business - something the governing authorities fail to address on any level. Now you want them to also do their work for you and the brokers? This is bad for the industry. Agents will not find support or community or training to be successful. Why not just make every agent become a broker! Wouldn't that solve the problem? Obviously not. Education, access to brokers, and the right answers are easily available now to agents - thats not the problem. Team leaders are NOT brokers. Team leaders will vote against this, but because there are many many many individual agents that will NEVER run teams they'll just vote for it to force the ones taking the risk, investing the money, and creating opportunities for others by starting teams- to take the loss.	10/13/2023 2:20 PM
386	Hard enough to get quality workers/employees. Don't make it more difficult for those individuals to get a proper career. (Money Grabbing)	10/13/2023 2:03 PM
387	Leads should be licenced for what they're actually doing.	10/13/2023 1:53 PM
388	I see a large number of teams emerging in our industry which makes sense because it provides great opportunity for a group of individuals leverage resources. However, with the emergence of teams focus has shifted more towards marketing and lead generation rather than providing competent service. If team leaders were held to a higher standard I think it would help mitigate or offset potential competency issues with other agents within in the team.	10/13/2023 1:50 PM
389	Yes!!! Any extra training and appropriate supervision would be a benefit to the industry.	10/13/2023 1:47 PM
390	Leadership happens in multiple levels of any industry. Being an associate Broker is bigger responsibility that not everyone is ready for or wants. A team lead sounds like a middle management equivalent and a good stepping stone towards being an associate broker. Maybe adding it as a title prior would make more sense?	10/13/2023 1:44 PM
391	Yes, I believe this is a good idea. There are a lot of Property Manager Assistants/Helpers out there who are not doing the industry favours with their lack of knowledge and lack of understanding of the RECA system. Ensuring there is more years of service and knowledge of the industry should help this.	10/13/2023 1:40 PM
392	You should be able to do whatever you want with your team according to RECA rules. Many team leads are still realtors.	10/13/2023 1:37 PM
393	There is no need for this. Team leads are not brokers, they are leaders that increase pool of buyers for their team, and offer training and support. There is a clear separation between a broker and a team lead.	10/13/2023 1:31 PM
394	100%.	10/13/2023 1:27 PM
395	This gives accountability to the teams	10/13/2023 1:23 PM

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396	I feel that those who wish to be team leads have a different level of obligations and need a higher understanding of the business model they are operating in. This will only benefit all parties involved as well as the public.	10/13/2023 1:22 PM
397	I don't believe a team lead should be responsible for Brokerage advertising. Education of an associate broker sure, but not having brokerage advertising responsibility	10/13/2023 1:22 PM
398	Team leaders are agents who are offering services and skills to agents. Being a broker or associate broker has no benefit to being a team lead.	10/13/2023 1:14 PM
399	This could have significant impact in lowering the number of "part-time" or "low-quality" agents in the industry, specifically from the brokerages with an MLM-style structure, and thus I am all for this.	10/13/2023 1:00 PM
400	Team Leads may serve the purpose of managing oversight of the team instead of conducting actual industry specific duties that require a license. Oppose.	10/13/2023 1:00 PM
401	This one is a big can of worms, and there is not nearly enough information listed above. How big of a Team are we talking about? If we are talking about a Team like Justin Havre - then yes, he should actually be required to run his own Brokerage, but that is another can of worms. But he should, at the very least, have his Associate Broker license. For Teams, for example, under 20, I don't believe there should be a requirement for this. However, I do think that agents should have a set number of deals under their belts before they are allowed to take on the Title of "Team Leader." It seems like the eXp's and REAL brokerages find agents that are really really good at recruiting but they don't even sell. Prime example: there are a couple of eXp agents who hold their "license" in Alberta, but are currently live in Mexico.	10/13/2023 12:56 PM
402	I think this would be a value add and help large teams to ensure compliance.	10/13/2023 12:54 PM
403	Great idea!	10/13/2023 12:52 PM
404	A team lead is the first person a team member goes to with questions. That person should have all the answers and training of a broker because essentially that is the position they have.	10/13/2023 12:49 PM
405	Prior to acquiring my broker license I took the broker courses a decade prior so I was mostly aware of a role as an associate Broker but the clarification that a team lead has the associate Broker knowledge to manage their team is a wonderful concept . With offices becoming so large with hundreds of agents it's clear that the Broker of record is not capable of managing &/or mentoring all the agents in their office of that size so creating this safeguard essentially protects the agent equally as it protects the broker as now there's more clarity on the rules and regulations being taught to new agents .	10/13/2023 12:49 PM
406	Further to this, I firmly believe that teams with 20 licencees or more (megateams), should be forced to operate as a standalone brokerage.	10/13/2023 12:37 PM
407	They don't have the same liability as a broker and shouldn't have to hold all licenses just to be a team lead.	10/13/2023 12:31 PM
408	Like I posted on the Realtor Facebook thread, teams of one agent with a marketing person or a transaction coordinator is fine but I'm seeing teams of 10 or even 60 agents and they need to be a brokerage. They are fooling no one and are taking the easy road to being a broker without actually taking the courses and being accountable. I strongly suggest that teams have an associate broker and teams of more than 8 agents must have a second associate broker and so on. A common complaint I hear all the time from members of the public is how people call a team leader to list their house and they actually never even see the guy. That the team leader doesn't have any knowledge of the deal. And when I call the team leader, as that's who's on the listing, to submit an offer, the team leader is no where to be found. I often joke that there is no team leader, that he's a cardboard figurine in a living room window somewhere and that he's actually dead and no one has caught on yet! It's that bad. If you are going to tell the public that they list with a team leader, example Justin Havre or Jonathan Popwich, then that's who they expect to actually show up. And when I have questions about a property or I'm submitting an offer I too expect to actually talk to the team leader. Too many people are coming to me saying that the co-lister is the team leader but he's never actually came to the property. Again, these are broker wannabes and shouldn't have their name on the listing unless they know everything about the property as the agent does. Again, they aren't fooling anyone when they have 60 agents working under them. As well, they aren't fooling anyone by co-listing and yet have never been to the property. Co-listing is misleading and implies you were there at the same	10/13/2023 12:29 PM

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time doing the same things as the listing agent. You can only trade in real estate under a brokerage - but we are actually letting agents trade under someone who isn't a broker. It's a loophole that needed to be sealed up 10 years ago. RECA is misleading the public.

409	I would suggest an alternative being a course they have to take to be a team lead so they have team lead credentials. Currently the broker program is so intensive (I have done it) there is no way to complete in a reasonable amount of time while working a full time job that would allow this to be an easy transition.	10/13/2023 12:21 PM
410	Hopefully this will improve oversight of the agents.	10/13/2023 12:17 PM
411	Team Leads in Property Management serve the role of maintaining continuity within the team, however they do perform the same role and always approach the Broker or Associate Broker if they aren't authorized to make a certain decision or have the proper answer for the team. A Team Lead should not be making the decisions of the Associate Broker or Broker.	10/13/2023 12:13 PM
412	Another layer and more fees.	10/13/2023 12:06 PM
413	Agents should be free to work with anyone they want at their discretion regarding payments and deals among them as long as they follow Broker policies, they are responsible to brokerage.	10/13/2023 12:05 PM
414	And if the team is above a certain size, the team lead needs to be a broker.	10/13/2023 12:04 PM
415	Especially if the proposed sectors get approved, I think this change does a huge disservice to the consumers. Currently, teams provide additional customer service and availability to their clients, where if you restrict the access by enforcing an associate broker designation, the additional services will decline	10/13/2023 12:03 PM
416	I've often thought that a team leader, especially of a larger team, starts looking and acting like a broker anyways.	10/13/2023 11:59 AM
417	The team has access to a broker already. We don't need everyone to be licensed as a broker or associate broker. The team lead should be referring the agent to the broker if needed.	10/13/2023 11:56 AM
418	I think that there should have at least 5 years experience in the past 2 years, not just 2yrs.	10/13/2023 11:55 AM
419	Heck yes. This makes a lot of sense as these leads often train new industry members and are responsible for a lot of transactions. They should be operating with that next level of knowledge and with the responsibilities it bears for those under them.	10/13/2023 11:52 AM
420	The team model is confusing consumers and negatively impacting the industry. The ENTIRE 'team' model needs to be re-examined and re-structured. Too many teams violating RECA rules are going without punishment.	10/13/2023 11:51 AM
421	Yes, it would make sense for there to be another level of education/licensing for taking on more responsibility and liability.	10/13/2023 11:47 AM
422	Does not apply to my brokerage.	10/13/2023 11:45 AM
423	I think that's smart, as some team leads do operate as unofficial brokers to their teams.	10/13/2023 11:44 AM
424	I believe the increased responsibility is important.	10/13/2023 11:43 AM
425	Leaders of teams should have experience and additional knowledge as to not lead new licenses astray and to give proper management to their team .	10/13/2023 11:43 AM
426	I have never worked on a team but it seems the team lead represents themselves like they are a broker and should probably be licensed as one	10/13/2023 11:42 AM
427	I'm not sure why this wasn't implemented previously.	10/13/2023 11:40 AM
428	I feel this would serve as a healthy reminder to team leads of the responsibilities involved with advising/mentoring/supervising members of their team. It seems many teams want the autonomy of "acting like a brokerage" without taking on the responsibilities or liabilities of running a brokerage. This step may serve to ensure that team leads are aware of their responsibilities and duties of care.	10/13/2023 11:39 AM
429	No.	10/13/2023 11:39 AM
430	A team lead has people working under them and should be an associate broker as he is	10/13/2023 11:37 AM

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responsible for the team.

431	If they are guiding and instructing agents on a daily basis then they should have more education to do so.	10/13/2023 11:37 AM
432	Someone with little Experience should not be leading a team.	10/13/2023 11:36 AM
433	They are doing just that so they should it should be expected they have the requirements	10/13/2023 11:34 AM
434	Makes them more responsible for their team.	10/13/2023 11:33 AM
435	Just another money grab. The change makes little sense	10/13/2023 11:33 AM
436	Absolutely, yes. They are taking on more liability to the brokerage if they are taking on team members without a license; therefore, the Realtor "team lead" should be held to a higher standard as well.	10/13/2023 11:31 AM
437	No alternatives , but why are you changing things ? Change for the sake of change ?	10/13/2023 11:30 AM
438	Teams should be registered with RECA, and having a team leader identified should also be mandatory. Team leaders should be associate brokers.	10/13/2023 11:30 AM
439	The more I deal with the more realtors I deal with especially the new realtors who say they have mentors! I find myself coaching more and more the realtors that are selling my listings, because even the mentors don't seem to know what they're teaching!	10/13/2023 11:28 AM
440	It's probably not a bad idea, but I think that is probably a question best answered by the brokers and the brokerages. Does having the team lead as associate broker lessen the risk to the broker/brokerage, is this an advantage to the brokerage?	10/13/2023 11:28 AM
441	IT IS A START BUT THERE NEEDS TO BE A SHARED LIABILITY BETWEEN BOTH THE TEAM LEAD AND THE BROKER WITH SUBSTANTIAL ACCOUNTABILITY. ALSO, THE TEAM MUST NOT BE ALLOWED TO GIVE THE IMPRESSION TO THE CONSUMER THAT THEY ARE AN ACTUAL LICENSED ENTITY. A TEAM IS NOTHING MORE THAN A GROUP OF ASSOCIATES THAT WORKS TOGETHER - THEY ARE NOT A SPECIAL ENTITY!	10/13/2023 11:27 AM
442	Team leads already act like them so make them accountable and responsible. No more hiding behind the broker anymore.	10/13/2023 11:26 AM
443	They are effectively running a brokerage within a brokerage for all intents and purposes, so having that additional level of expertise would undoubtedly help ensure rules are followed.	10/13/2023 11:23 AM
444	Associates need to personally step up with proper education should they want to lead a team.	10/13/2023 11:22 AM
445	Anyone can be an assoc broker currently regardless of team status... If they take the broker program.. So what exactly is different here..?!	10/13/2023 11:21 AM
446	As it is now, most team leads have no idea about trading in areas outside of residential real estate. Team leads basically act like brokers since they are the "go to" for the team members if issues arise. Therefore, they must have the same education requirements as a broker.	10/13/2023 11:18 AM
447	Great Idea.	10/13/2023 11:17 AM
448	If a team lead has extensive knowledge and experience they should be recognized as leaders if they play a vital role in their brokerage.	10/13/2023 11:17 AM
449	I think this will help team leaders be more educated and can pass that knowledge down to the associates working with them. Makes the industry better.	10/13/2023 11:16 AM
450	Cash grab! Brokerages have team leads. these team leads learn how to through experience and NOTHING that RECA could ever teach. This is a complete cash grab	10/13/2023 11:15 AM
451	Agents running Teams should be accountable for their umbrella under the big umbrella. I think it takes a worry off the main broker.	10/13/2023 11:13 AM
452	This is a good idea. Training and experience!	10/13/2023 11:13 AM
453	Team leaders sell real estate and educate agents, they don't get involved with brokerage responsibilities	10/13/2023 11:12 AM
454	The real estate brokers program is structured to equip individuals with the knowledge and skills necessary to oversee a brokerage effectively. However, the role of a team lead within a real	10/13/2023 11:10 AM

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estate team, although influential, differs significantly from that of a brokerage owner or manager. Team leads primarily focus on leading and organizing their team members, ensuring smooth collaboration, and enhancing client experiences. Requiring team leads to be associate brokers might not align perfectly with the specialized nature of their roles. Instead, providing additional training and certifications specifically tailored to team leadership could be a more effective approach. This may include real estate transactions, managing contracts, or handling fiduciary responsibilities on top of other specialties. This approach would ensure that team leads acquire the skills they need without burdening them with requirements meant for brokerage owners. Tailored training programs could enhance their leadership abilities and benefit both the team members and clients they serve.

455	I would disagree that the team and the broker are the same thing. Most brokerages, as much as you would like to believe, do not train day to day sales, and train based mostly on policies, practices, paperwork, and sometimes IT. By Reca's standards, once you've completed the courses, your good to go, and are now a knowledgable and trustworthy member of a regulated body. This change is saying that , although Reca trained you, you cant manage team members or resources, when that really isnt your call. If a team leader is not knowledgable, the team member is free to leave, or..call their broker, which they are paying into anyway. Team leaders are lisensed and follow the same code of conduct as everyone else, and generally have more experience than team members which is why they join in the first place. If a team leader doesnt have experiance Im not sure why a team member would join, but that's the team members decision, not reca's. Seems like more of a cash call than a productive requirement to "benefit" the public.	10/13/2023 11:07 AM
456	This is punitive and unnecessary. The brokerage process doesn't change just because there's a team lead. The deals still get submitted and reviewed by the broker or his staff.	10/13/2023 11:06 AM
457	I strongly support this as one Broker per office realistically cannot be providing adequate supervision of all of these teams. The registered team lead should be a licensed associate Broker and be able to manage their team members. I feel it could bring greater confidence to the industry.	10/13/2023 11:05 AM
458	Because of the changes to the licensing courses this heavily favors old realtors who have been grandfathered in and are not required to complete all the Reca courses before attempting the associate broker course. They should be aware of compliance but their main goal should be building a team and not worrying about another course to take. That's what a broker is for	10/13/2023 11:05 AM
459	Money grab useless back end support	10/13/2023 11:04 AM
460	It will prevent anyone from making a team that they can't properly lead	10/13/2023 11:03 AM
461	No. Teams are fluid and refer to countless different types of groupings of associates. This will only cause problems.	10/13/2023 11:02 AM
462	Yes, but if Team leads need to be associate brokers why do we need a team lead???? An associate broker is already a team lead, so is a broker - are they not?	10/13/2023 11:02 AM
463	More work without any benifit	10/13/2023 11:01 AM
464	This makes a lot of sense.	10/13/2023 11:01 AM
465	not enough training and education available now as the industry is deteriorating in quality of service	10/13/2023 11:00 AM
466	Extra knowledge should be obtained to oversee others	10/13/2023 11:00 AM
467	You're implying that a team leader should have knowledge in all sectors by having an associate licence. That doesn't seem reasonable if his specialty is residential.	10/13/2023 11:00 AM
468	More licensing has not proven to be better for the public or industry. Some 'Team Leads' are older and getting them licensed in their late 50's, 60's and even 70's is just a stress on an older, experienced workforce for no benefit. Look how much talent was lost and now the subsequent staff shortages in condo due to licensing forcing older workers to retire early.	10/13/2023 10:59 AM
469	I am a team lead and not a broker or associate broker. I have been a team lead for many years and do not feel it is right for you to force me to take my brokers licence. I do not act in any way as a broker or associate broker. My broker is the person we go to for guidance I will be VERY upset if you force this after over 20 years of leading a team.	10/13/2023 10:59 AM

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470	I think this is unnecessary. It's up to the Brokers to establish proper controls in these areas.	10/13/2023 10:58 AM
471	Don't deal with this a lot. However the knowledge and experience required for Associate Brokers, the liability and accountability they have to the profession. Gives me confidence to seek advices and help from them.	10/13/2023 10:58 AM
472	Great idea, one already practiced by many mortgage professionals	10/13/2023 10:57 AM
473	The description above is pretty broad and does not represent the relationship with every team lead on every team - there are merits to this new rule but I am not certain that it is well defined.	10/13/2023 10:57 AM
474	Not necessarily as I don't see a need for that. A team leading course certainly can be added	10/13/2023 10:56 AM
475	Consistent education of the team leads will result in better understanding for associates.	10/13/2023 10:52 AM
476	If they need to be brokers, then the team may as well open their own brokerage. Do we need more brokerages? Not really. I find a ton of value in my team, the way it's structured and what they offer me, so I would be completely opposed if this change was made.	10/13/2023 10:51 AM
477	again - dont stop with team lead - eventually very agent will want to be independent of their respective Brokerage - make them ALL Brokers and responsible and LIABLE for themselves and their area of practice. This is where our industry is going - let me ask you- how many agents actually promote their Brokerage name - instead their own TEAM name etc. Brokers are a thing of the past...they were good for a time - but agents now are so not having it - so why not make them all responsible and liable for their real estate practice- I remember having this conversation with Abe Hering years ago when I was first licenced. He said in a Utopia - all agents would be Brokers - I get that now..	10/13/2023 10:51 AM
478	This is over regulation.	10/13/2023 10:50 AM
479	Team leads over a certain size , yes , as they really are like a brokerage .	10/13/2023 10:50 AM
480	A Broker has huge liability which should not be diluted.	10/13/2023 10:49 AM
481	This would be an administrative nightmare. Is a two-person team a 'team' or does it need to be a certain number of agents? Additionally, a number of brokerages have a designated person in the office, either the designated 'broker' or another individual, who is well aware of RECA requirements and serves as a resource for the entire office.	10/13/2023 10:49 AM
482	Agree with them being Associate, not sure Associate Broker is necessary.	10/13/2023 10:48 AM
483	No, I don't support this. Because the arrangements the team lead is making with team members are already being approved by the Broker. I like the current guidelines from RECA around advertising/branding.	10/13/2023 10:48 AM
484	This is long overdue. Some are f the teams are large and require more immediate supervision: possibly the requirement is only for teams of three or more.	10/13/2023 10:47 AM
485	This is a ridiculous step. Why would someone who is tried and tested and proven to be a sufficient member of, say for example, the Residential Sales industry, be required to get their licensing for other fields? What a ridiculous waste of time and resources.	10/13/2023 10:46 AM
486	What's a "team lead" and why? There doesn't appear to be any value to this other than creating more hoops for people to jump through than already exist.	10/13/2023 10:45 AM
487	We still have to answer to the brokerage	10/13/2023 10:43 AM
488	This does not create better support to agents like it is intended	10/13/2023 10:42 AM
489	Being 2 years in the industry doesn't say that the professional is experienced enough to lead a team. There are many brokers who have been in industry for more than 2 years but barely do 2-5 deals a year as opposed to someone who does 50 in their first year itself. Seniority and Experience should be connected to the number of clients they have served rather than number of years.	10/13/2023 10:42 AM
490	Confused - I thought associate brokers were the ones not owing the brokerage. Do you mean principal brokers?	10/13/2023 10:42 AM
491	consumer protection is necessary at all time.	10/13/2023 10:42 AM
492	Team members still have their brokerages brokers and associate brokers to go to for the type	10/13/2023 10:42 AM

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of advice they may be required for. Team leads provide mentorship and other advantages to their team members.

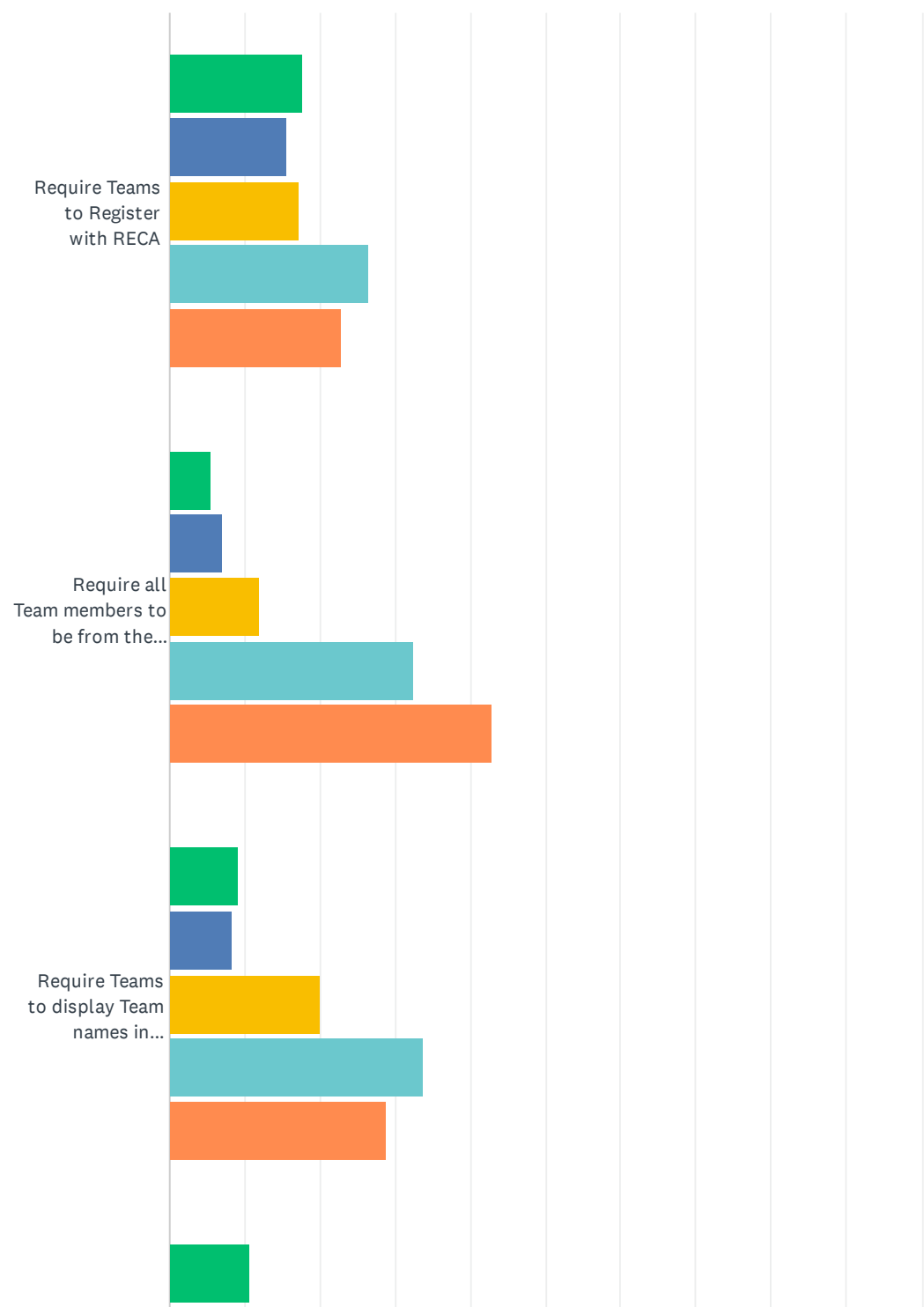
493	absolutely! they are performing broker duties by being a team leader, and should be held to a higher standard	10/13/2023 10:41 AM
494	There is no need for a team lead to be an associate broker. Again stop regulating where you don't belong.	10/13/2023 10:41 AM
495	I think that it should not change and brokers should offer more support for team leads	10/13/2023 10:41 AM
496	If you will put the onus of what the team does on just the team lead, and not the broker, then yes I support. But if the broker is still solely responsible for all the team members, then I don't see the need for it.	10/13/2023 10:41 AM
497	I am not sure the Associate Broker licensing is necessary however I would support a minimum years of experience requirement as well as some additional courses in areas such as advertising. I have not personally done the Associate Brokerage course so I am not exactly sure what is covered in that course.	10/13/2023 10:40 AM
498	I think the 2 year time period holds back on new agents who have the drive and skill. Understanding that Real Estate is usually a 2nd, 3rd or more career for many agents. We should hold back those who want to flourish.	10/13/2023 10:38 AM
499	Get rid of the word "associate" - it implies that one is an assistant - at least in my mind. Maybe a better name would be "Senior Mortgage Broker". Anything but "associate".	10/13/2023 10:38 AM
500	Especially if they perform functions of a broker, they should be deemed an associate broker.	10/13/2023 10:35 AM
501	Team leads make decisions within their team and in a lot of cases the Brokerage is the last to be informed even if BBrokerage policies are in place	10/13/2023 10:34 AM
502	They get the monetary benefit of a brokerage without the education and accountability, this would change that	10/13/2023 10:33 AM
503	How about education new associates so they are confident enough to go it alone instead of getting their licence and feeling like a fish out of water or having to join a team to get up to speed on actually how to become and realtor that understands what they are doing.	10/13/2023 10:33 AM
504	I don't know enough about team leads since I haven't worked with/around one	10/13/2023 10:31 AM
505	I strongly support this. These people are often being looked to as a mentor or a 'broker'.	10/13/2023 10:30 AM
506	Knowledge of rules/regulations within the industry from a team lead can hold the entire team accountable	10/13/2023 10:30 AM
507	Team leads automatically assume a leadership role and their agents look to them for support. Ensuring they have the knowledge and expertise to offer some guidance, as well as the awareness when to pass that support on to the Brokerage is important.	10/13/2023 10:30 AM
508	I do not see how this protects consumers? I do not see how this is relevant. I beleive the rationale for being an Associate Broker is inherent in the opportunity to be in a leadership position for the Company. An Associate should have the choice to lead a team OR run/lead a company.	10/13/2023 10:29 AM
509	Doesn't seem necessary and also seems like this would only benefit reca to charge for another license	10/13/2023 10:28 AM
510	Too many chefs spoil the pot.	10/13/2023 10:28 AM
511	Yes. So many Team leads, including my previous one, don't have the actual knowledge to lead a team. They should also have mandatory leadership classes because my goodness, they are lacking in that area and jump towards creating teams to make money off of younger Realtors.	10/13/2023 10:27 AM
512	Extra regulation does nothing to cut red tape and puts the public at risk by creating confusion over who does what.	10/13/2023 10:26 AM
513	That is what the broker is for.	10/13/2023 10:23 AM
514	Why? If the person is not disseminating information or showing property then it doesn't matter how they are compensated. Further a broker role is much more elevated than what these team	10/13/2023 10:20 AM

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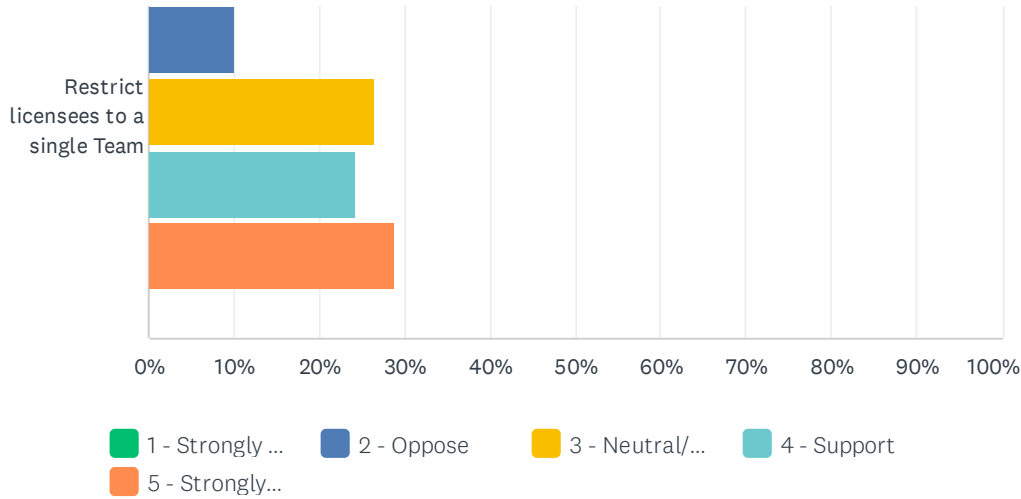
	leader roles really entail.	
515	broker	10/13/2023 10:19 AM
516	Yes	10/13/2023 10:18 AM
517	This will lead to less "team lead" malpractice as they would be held to a higher standard	10/13/2023 10:16 AM
518	Definitely	10/13/2023 10:16 AM
519	Team leads need to take a more active role in managing associates who are often inexperienced and require more supervision	10/13/2023 10:15 AM

Q10 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?

Answered: 1,548 Skipped: 4



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	1 - STRONGLY OPPOSE	2 - OPPOSE	3 - NEUTRAL/DON'T KNOW	4 - SUPPORT	5 - STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
Require Teams to Register with RECA	17.67% 273	15.60% 241	17.35% 268	26.54% 410	22.85% 353	1,545	3.21
Require all Team members to be from the same brokerage	5.61% 86	7.04% 108	11.93% 183	32.46% 498	42.96% 659	1,534	4.00
Require Teams to display Team names in advertising	9.26% 142	8.21% 126	19.95% 306	33.77% 518	28.81% 442	1,534	3.65
Restrict licensees to a single Team	10.57% 162	9.92% 152	26.35% 404	24.33% 373	28.83% 442	1,533	3.51

#	PLEASE EXPLAIN YOUR REASONING. FEEL FREE TO ALSO OFFER ALTERNATIVE CHANGES.	DATE
1	Question one: when we are licensed with RECA, it states what license we have and which brokerage we're with. Why does RECA need to require teams to register with RECA?	11/30/2023 9:31 PM
2	The Teams are already registered, why would you add more red tape. To protect the public all Team members should be from the same brokerage. Teams should be able to advertise either with or with Team names and emblems. More, Red Tape. A licensee should only be part of one confidentiality group.	11/30/2023 4:27 PM
3	Teams can appear as a brokerage within a brokerage. It should need to be clarified in one uniformed term such as "team jackass part of jackassess r us brokerage". This has always been an issue in the industry with confusing the public.	11/30/2023 2:41 PM
4	FOR SURE THE BROKERAGE NAME SHOULD BE IN ADVERTISING_SEE A LOT OF TEAMS PRETENDING THEY ARE THE BROKERAGE - NO BROKERAGE NAME.	11/30/2023 1:55 PM
5	The current rules are adequate but need to be interpreted clearly and enforced. The rules for team members (& individual associates) that the name of the brokerage be clearly indicated must be defined. There are too many teams (& individuals) whose marketing and advertising are clearly misrepresenting the consumer about the identity of the brokerage (whether intentionally or not). The accountability needs to be on the brokers of the brokerages to maintain a suitable level of standard to manage their teams.	11/30/2023 11:27 AM
6	There are going to be different situations in these areas. They can't just be blanketed by the general guidelines suggested here.	11/30/2023 7:25 AM
7	Wow! The options presented add another layer of confusion. Imagine if the idea of having 7 different licenses is implemented: a realtor with 7 licenses working across 7 different brokerages and with 7 different teams. How confusing would that be to both public and	11/29/2023 4:56 PM

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realtors? The current licensing structure works perfectly. Why not just make minor adjustments to allow teams more responsibility within their brokerage? After all, that is where their responsibility lies! All team members must belong to the same brokerage! Displaying team names in advertising? What if a team has 50 members! What is the ad advertising the property or the names of the team members? Again, this is illogical - and ridiculous! Restrict licensees to a single Team? NO! How is the member of the public or a realtor to now who to contact for information on the property.

8	really not an issue in our area	11/29/2023 4:07 PM
9	If Agents in the same Brokerage work together in a team, I do not see how RECA needs this registered. Each sale/purchase is still the responsibility of the Agent involved. Teams do not sign contracts. Any creation of a team is known by the Broker and still operates under the requirements of RECA	11/29/2023 3:29 PM
10	RECA does not need to register these - there is no reason for that.	11/29/2023 3:19 PM
11	There is an assumption that all teams operate under the same model and practice agreement. In fact, team models evolve and change with consumer needs and demand. Restricting a team to licensing creates more red tape and needless tasks as the team is still licenced by the brokerage. The brokerage is still responsible. Unless that changes, the brokerage policy is sufficient. We do not see this level of licensing in the insurance or financial sector. are we determined to set a precedent to solve a problem that doesn't exist?	11/29/2023 12:44 PM
12	There's always a sensible exception to the rule. This is limiting those possible exceptions.	11/29/2023 12:16 PM
13	The above is not needed. Some team members may have the function as buyers agent in one team and work on another team in the function of transaction/admin . And really they are contractors so this is not needed.	11/29/2023 12:15 PM
14	There are many types of teams, vertical/horizontal/family/marketing only etc. One size will not fit all.	11/29/2023 12:00 PM
15	I'm not familiar with teams and I don't recall these items being discussed in any detail in the discussion paper.	11/28/2023 2:33 PM
16	No more red tape please.	11/27/2023 9:49 PM
17	Although advertising could display the team name, it must still display, IN MORE PROMINENT PRINT, the name of the brokerage that holds their license.	11/27/2023 8:31 PM
18	The only reason I oppose teams having to register with RECA is because all the team members and team lead are licensed Realtors, they are already registered with RECA. Team members change all the time. If barriers are created to get into a team or out of a team then some of the newer agents may feel like they are trapped to stay within a team. I do believe that teams should be from the same brokerage, display team names and licensed associates can only join one team. This creates more transparency and less confusion to the public.	11/27/2023 5:40 PM
19	Teams should be discretionary to the individual Brokerage/Broker for determining such items. This doesn't create anything more efficient for the public. If a Broker wanted such questions specified they can make note of those protocols in their office manual.	11/27/2023 5:19 PM
20	I would want to see individuals within a team to be able to practice on their own lest they be forever held captive by the team. For example, if they can't operate on their own, then how do they cultivate a client list upon which to depend after they leave the team?	11/27/2023 4:54 PM
21	This will not improve anything for the public	11/27/2023 2:54 PM
22	I do not think any changes is needed. This an absolute overkill. There is 0 benefit to public.	11/26/2023 1:33 PM
23	Teams to register with RECA is for what purpose? I think it can work whereby another team member eg a licensed assistant can be from another brokerage due to cost savings. Displaying team names is fine. Seems silly to me to belong to several teams, would create public confusion.	11/24/2023 6:04 PM
24	Again none of this is necessary.	11/23/2023 1:23 PM
25	We currently have more than enough existing red tape, bureaucracy, rules and regulations to allow professionals to choose how they wish to be licenced. All Alberta professionals trading in real estate are licenced with RECA. I read the RECA Case studies. There is no shortage of	11/23/2023 12:48 PM

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rules RECA currently has at their disposal to dictate every aspect of Albertans lives including realtors. We do not need any more.

26	Members of the general public would become confused if they are dealing with a 'team' made up of agents from different brokerages. What if one team has members in different brokerages where some are common law etc This will confuse the members of the general public and May lead to conflicts and break of information that is protected by the brokerage. Further, what if a legal issue arises with a team from different brokerages? Teams are okay if they are from the same brokerage. Teams can have leads but the responsibility lies on the Broker.	11/22/2023 7:51 PM
27	The individuals are already licensed with RECA and have to follow the guidelines set out, being on a team doesn't change the fact.	11/22/2023 2:14 PM
28	I agree.	11/22/2023 12:27 PM
29	Teams to register - an industry professional is already registered with RECA and it should be the responsibility of the Team Leader and the Brokerage to administrate the industry professionals in accordance with the standards already in place. Further governance would only convolute the already established process with no further benefits to the industry or the consumer public. Team Members same brokerage - as answered in previous question, confusion is created for the consumer public when not with a singular brokerage Display Team name - this is advantageous to the consumer public as they have elevated confidence that a team is supporting them and not a singular industry professional Licensees to one Team - this as answered previously, supports transparency in the industry for consumer confidence and clarity.	11/22/2023 11:37 AM
30	All members of a team are registered with the brokerage they are with. All members must be from the same brokerage so no need to register their team separately. It should be up to the team if they require their team name to be part of their advertising. Licensees should not be able to be part of more than one team.	11/22/2023 11:06 AM
31	I don't necessarily think it matters, unless they break from their brokerage to create their own (in which someone would have to be licensed as a broker). As long as the team is registered with the brokerage, I think that should be adequate as at the end of the day, disclosures and representation forms should offer enough explanation.	11/22/2023 8:28 AM
32	I see no reason why a group of associates working together should have to register with RECA. Will that then include partnerships between two or more associates? For the same reason, I don't think "partnerships" of any sort need to display a new name on advertising. The rules clearly spell out that an associate has certain requirements in how they advertise. How does listing who they work with in any way provide consumer protection? I'm not a member of a team and have no knowledge to answer questions 2 and 4.	11/22/2023 5:36 AM
33	Having teams have to register with RECA will only add more bureaucracy and red tape keeping Realtors from time they could spend servicing their clients.	11/21/2023 8:39 PM
34	I support this initiative.	11/21/2023 8:14 PM
35	Again, almost all of these proposed changes either are not helpful to the public, and some are in fact harmful.	11/21/2023 3:49 PM
36		11/21/2023 3:29 PM
37	I am mostly neutral on this as I have had no experience with teams and don't feel like I understand them enough to give proper feedback	11/21/2023 2:45 PM
38	If you are part of a team, you shouldn't be allowed to play for multiple teams at the same time. If you are registered already as an agent, I don't know why you need to register a team? If you are doing team advertising you should follow whatever advertising standards are set for the industry practices.	11/21/2023 1:56 PM
39	Keeping licensees on one team from one brokerage makes sense to me, UNLESS we are requiring multi-licenses as discussed in previous sections. If I have to/can go to a different brokerage to do other activities (such as condo management, etc). then I should not be required to be only one one team/brokerage. But if I am a team member under the umbrella of John Smith Real Estate Team, and that team does residential real estate only, then I think I should not be allowed to do any other residential real estate team or residential real estate brokerage.	11/21/2023 1:53 PM

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40	I think it's important to keep team members in the same brokerage and on only one team because I think that it lends credibility to the team, the brokerage and the industry. I don't see the reasoning for belonging to more than one team or brokerage and I think the public is so quick to think negatively of the industry that anything that is confusing to them, or doesn't seem to have an obvious solid reason, is perceived as shady.	11/21/2023 1:51 PM
41	Would be concerned about privacy breaches and competition issues if they weren't from the same brokerage.	11/21/2023 1:35 PM
42	Require Teams to Register with RECA offers zero benefits to consumers. Again driven by RECA with someone in RECA saying something like - " hey we need to do something with all these teams" When in reality nothing needs to happen and consumers don't care. Stop trying to implement unnecessary rules and regulations on industry members. Require all Team members to be from the same brokerage, Require Teams to display Team names in advertising, Restrict licensees to a single Team - indifferent to all of these suggestions but again these seem like unnecessary changes with zero benefit to consumers and internally driven	11/21/2023 12:41 PM
43	As i have mentioned i am new to this industry but i have worked along side some teams and have a team work out of the office i am in. I feel they should have to stick to a single team otherwise they could cross that line of having too much on their plate and not giving their clients the best of their ability and not to mention a possibility for conflicts of interest.	11/21/2023 12:25 PM
44	This should pertain only to teams that are beyond 8 members. I have a family team of 4. The public will not be confused by that. We will be staying with the brand name that I have been under for 41 years. The only change I would make is under the same brand name. I have no need to be a member of more than one brokerage. Any of the options above just may be good for the public. In my opinion maybe even 8 is a little too many without special attention. We advertise all of us on the team and all clients know or know of our family team which we are very proud of for good reason.	11/21/2023 12:10 PM
45	I'm not sure about having the team lead as a broker but I do believe they should maybe have a bit more training than just an Associate as their members look to them for advice and mentorship	11/21/2023 10:33 AM
46	Once again I think this should be kept simple. A team shouldn't need to register with reca. I think to keep thing organized teams should work at the same brokerage and only be working on 1 team. Displaying team names for advertising is sort of a situational thing.	11/21/2023 10:24 AM
47	I am not a member of a team so I am not qualified to answer.	11/21/2023 10:16 AM
48	This is too much red tape	11/21/2023 10:10 AM
49	Good idea	11/21/2023 10:00 AM
50	-It is unfair to demand registering teams with Reca as teams are not static entities. They are fluid. They are simply agents choosing to work together for the good of their business and their clients. People make agreements to team up with other agents for awhile, then the agreement may change. They are not static organizations like Brokerages and seems unnecessary for every husband/wife, family group, mentoring relationship etc to be registered. It is not helpful to anyone, difficult to determine, changes often and is the epitome of extra red tape. -I am unsure of a situation where Team Members would be from different brokerages, so I will abstain for commenting. -Agents have the right to advertise their business as they see fit, without over-regulation of it. There doesn't seem to be a benefit to the public for a Team to display their name if they choose not to. -Agents can choose to make their own business relationships with each other without unnecessary regulation. If the team leads and agents have agreements allowing team members to work on multiple teams, it is their business. All agents have the same privacy and confidentiality requirements as any other agent.	11/21/2023 9:56 AM
51	The public needs to be able to identify who they are working with. RECA already gets revenue from teams in terms of individual fees and the individuals are held to account by their brokerages. But, all members should be aligned with the same brokerage to ensure the public has confidence in who to turn to if there are issues.	11/21/2023 8:35 AM
52	Team is a free forming working group, not supposed be restricted too much as that will discourage this kind of group's "free forming" , individual's willing will face too much governing administration. Did not get the meaning of " restrict licensees to a single team".	11/20/2023 9:32 PM

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53	I'll be honest, this is a quite complex and a little bit confusing. Seems to me this whole topic deserves much more discussion, and input from stakeholders to see the full ramifications of what this could all mean.	11/20/2023 4:48 PM
54	Every brokerage has deferent policies and rules. They have their own branding. Working with multiple brokerage will increase lot of hassle for marketing, conveyancing. Consumers will not have clarity and they will be confused.	11/20/2023 3:47 PM
55	Red tape!	11/20/2023 3:35 PM
56	I DONT THINK HAVING THE TEAMS REGISTERED WITH RECA WILL CHANGE THE OUTCOME OF ANY TRANSACTIONS.	11/20/2023 2:43 PM
57	Teams can register with Reca. I am sure they are not opposed to this. Just one more layer of an organized profession. Yes to same brokerage - again errors and omissions play a roll - insurance companies need to be consulted. Team names in advertising: This holds team members accountable for their teams actions. Yes to a single team. We need to have clarity and transparency with the public so they know, at all times, who the body of people of people representing them are.	11/20/2023 2:14 PM
58	control over compliance and regulations will make it easier if they are from the same brokerage and the same team.	11/20/2023 1:50 PM
59	There is no need to regulate Teams.	11/20/2023 1:46 PM
60	I am not sufficiently familiar with the problems that are occurring, to have an opinion on this topic.	11/20/2023 1:34 PM
61	I don't have enough experience in teams to give an educated answer	11/20/2023 1:16 PM
62	They have rolled out this regulation in BC. This creates more clarity and transparency for consumers.	11/20/2023 1:06 PM
63	I oppose the items which will require more registrations with RECA. I support requiring all team members be from a single brokerage. Having team members at different brokerages serves to confuse the public.	11/20/2023 1:04 PM
64	This survey is clearly written by someone who wants to control and manipulate.	11/20/2023 12:03 PM
65	This is the most common area of confusion with consumers in my experience. We have over a dozen teams with our brokerage and REMAX as well as our office has a "team registration" system in place, and has for years. They have to choose a team name and ensure it meets advertising guidelines. We also have additional paperwork they sign acknowledging what the team members can and can't do, plus oversight on how they operate on transactions. And most importantly, the brokerage name is on ALL their advertising, however is often smaller than team name/logos. Even with that... we still often get consumers contacting the team lead first as "their broker" with issues. Often that's fine with us, as can be resolved directly as our team leads are very engaged and knowledgeable, plus they know when to "push it up" to me as Broker. We unfortunately know of far too many "teams" with various other brokerages that don't operate this way and their team leads literally have no idea what the team members are doing. this confused consumers about who has ultimate accountability to help them. This is most prevelant as an issue amongst EXP specifically.	11/20/2023 11:32 AM
66	This is all just creating regulations that aren't needed. If two people want to work together, let them. They already have to display their brokerage names, so team names is just an advertising thing. Restricting to a single team really hurts people who work across board boundaries. Stop creating complexity! Just let people work! If they're not successful at it, they'll do something different. None of these has any impact on consumer confidence anyways.	11/19/2023 7:15 PM
67	I feel too many restrictions would not help	11/16/2023 5:00 PM
68	Again just another money grab and red tape for Realtors.	11/16/2023 3:30 PM
69	I approve of the licensing of all team members but I think advertising as a team would again be confusing or unclear to the client. I also don't think restricting licensees to a team would be practical as teams can change due to many reasons, also for training purposes.	11/15/2023 2:34 PM
70	Teams are operating like mini brokerages within brokerages. More regulation is required to protect the public.	11/15/2023 1:21 PM

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71	Anything we can do to ensure that consumers know who they are hiring and what level of licensing they hold would be an improvement. I do think that team leaders at the very least need to register for communication of any issues (ie rule violations) In the end, the broker is still responsible and so perhaps more information/education for brokers regarding working with teams in their brokerage could be helpful. How can they supervise the team lead better to ensure the team is compliant with RECA rules, for instance.	11/15/2023 11:39 AM
72	Wouldn't want to create too much confusion or work at RECA. I do believe issues/problems could slip through the cracks if team members are not all from the same Brokerage.	11/14/2023 10:20 PM
73	Registering teams with RECA individually may lead to public's confusion. Its best if teams stay registered with the same brokerage, duly licensed as associates, associate brokers or brokers; Provided my position to staying licensed with the brokerage, advertising shall be displayed on brokerage's behalf.	11/14/2023 10:09 AM
74	Leave the teaming as it is now. If it's not broke don't try ti fix it.	11/9/2023 8:43 PM
75	Again Associates and Teams should be able to practice under the licences sectors. The team should chose to be with a Brokerage that practices in all the licence sectors as the team is. The team lead should be a strong leader and communicate with their team. If anything have a separate industry course for team leads. Overall the Broker is responsible for all the associates within the brokerage, it should as well be the brokers responsibility to oversee teams no differently. If a broker or RECA or the local Board the team is part of finds issues with that team then needs to be dealt with. Don't recreate another requirement that a broker should be responsible for.	11/9/2023 2:21 PM
76	I feel that there needs to be rules and clarification about Team. Right now there are so many types out there, having some consistent rules will assist those who want to form teams and will also help new realtors understand the pros and cons of joining a team.	11/8/2023 4:04 PM
77	I can see all sorts of conflicts of interest (real and perceived) being created if they can work at different brokerages or on different teams. I'm not sure of the advertising but they should advertise their brokerage	11/7/2023 1:39 PM
78	Teams and its actual members should all be part of the same brokerage to ensure consistent management overview and compliance. Members of a team from different brokerages will just cause issues when it comes to a brokerage having to hold overall responsibility. As far as advertising the Team Name, I don't feel that is as important one way or another but the team name and/or advertising should always show their connection to the actual brokerage some how.	11/7/2023 12:36 PM
79	it is a good idea for an agent to commit their association with one team/management/brokerage for the privacy of information and trust from the public.	11/5/2023 10:46 PM
80	With these changes what happens when a team member needs to license with multiple Brokerages in order to keep their licenses to work in each Sector?	11/3/2023 10:53 AM
81	Again, the public needs clarity and protection, not a mess!!	11/2/2023 4:03 PM
82	In my experience, teams are fluid and co-working between brokerages is already easy enough to handle. Don't fix what isn't broken	11/2/2023 4:00 PM
83	I would consider supporting Teams to be registered with RECA as a sub-category, but only within the brokerage (singular brokerage, that is) that they are licensed with.	11/2/2023 1:47 PM
84	No idea what the last question means. This Team thing is a red herring. If two (2) or more people elect to work together - fine and so what. The only difference is that the Team takes part of the Brokerage identification and recognition. Do not see the value to the Brokerage?	11/2/2023 1:31 PM
85	This allows full transparency with the public.	11/2/2023 11:09 AM
86	The public wants to know who they are dealing with. The current rules require teams to identify the brokerage they are licensed under. This is done to ensure the public understands who they are working with. Having people working on different teams creates conflicts, having people on a team that are not employed by one company creates conflicts. All of this does not protect the public or their view of the industry.	11/2/2023 11:03 AM
87	There needs to be no further regulation in this area. All are already licensed. Require all Team members to be from the same brokerage should be accepted. Restrict licensees to a single	11/2/2023 10:55 AM

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Team is should also be a requirement. Require Teams to display Team names in advertising would be great for the public. Most do this already.

88	I think consumers are still confused about the role of an individual agent being tied to a brokerage. Adding more seems confusing.	11/2/2023 10:48 AM
89	Anything and everything that will help illuminate or minimize confusion for the customer and the general public is good. Less ambiguity is good. More supervision and more support for our industry members and especially the new ones is critically important.	11/2/2023 8:58 AM
90	Teams have many different structures and may change frequently. Processing through RECA adds a lot of unnecessary admin work and fees. Team members should definitely all be part of the same brokerage (considering confidentiality and agency relationships) and likewise should only be part of one team.	11/1/2023 9:20 PM
91	I think the public cares far less about team names and even brokerage names than is currently recognised. I think the public should be protected and standards should be maintained, but I do find it silly that agents are fined for things like not using their brokerage name clearly on a social media advertisement. Some teams exist teams purely for qualification in award categories limited to their brands. When it comes to teams and what their licensing levels should be, the broker is more qualified to answer.	11/1/2023 7:07 PM
92	Teams function almost like mini-brokerages and thus should have the same rules/regulations as a brokerage. It would be very difficult for an associate-broker/team lead to manage an associate in their team if they do not have the same Broker (if they are licensed through different brokerages). Teams MUST be licensed with the same Broker/Brokerage.	11/1/2023 12:41 PM
93	In my opinion the industry is over-regulated. I think brokerages should be allowed to operate more freely. This is one areas that can be left to the brokerages' discretion.	10/31/2023 12:49 PM
94	The broker is responsible for all the agents working under them. They need to do their jobs and not pass that off on team leaders or RECA. All team members should be from the same brokerage unless you want to completely confuse the public and cause friction between brokerages who may have different policies and procedures.	10/31/2023 11:21 AM
95	There are no current guidelines for team marketing & as such members of the public cannot define which agents are responsible for the team or who to contact for that specific team.	10/30/2023 10:00 PM
96	This seems redundant as all Realtors® are already licensed with RECA. It would make sense for all team members to be licensed with the same brokerage .	10/30/2023 4:28 PM
97	How does this help the public or regulate the industry. It is only being proposed as RECA is trying to find a place for themselves after their failure to do anything well.	10/30/2023 3:36 PM
98	Get out of team business. Period. Stay out of it. You will even misinterpret the results of my answers. You have no business regulating teams, and I don't think you will solve any problems.	10/30/2023 2:42 PM
99	A Team should clearly be from ReMax or whatever brokerage they are working for. At the moment they seem to be operating outside of the brokerage and trying to create their own set of rules and practices, and it is never clear for whom they actually work.	10/30/2023 12:26 PM
100	The teams are really a way around being a broker. I think monitoring them is a great thing for the industry. Cards on the table, I run a very successful team. But I'm still for this. I see a lot of "teams" out there that put out numbers and they are counting people who live in Utah, and Texas because they are a "team". But they aren't even licensed in Canada. I like it.	10/30/2023 10:22 AM
101	You should strive for clean lines of accountability, not add confusion or more barriers in functioning. Each team member should be responsible for their own actions within a brokerage.	10/29/2023 1:08 PM
102	I believe team members should be promoted individually as well as in a team.	10/28/2023 1:32 AM
103	I thought Teams were registered already with reca? Yes, obviously I believe team members should be from the same Brokerage... If they are not, I believe it is more in a referral capacity. Yes Team names should be on advertising and indicating what Brokerage. The model of having Licensees restricted to a single team I do agree yet I think they should be flexible to have their own business plan too, individually, depending on the Team agreement but not on multiple teams. Being on multiple teams I see being a great confusion.	10/27/2023 10:43 AM
104	Not sure how registering teams with RECA will improve the professional standards. There is	10/26/2023 4:49 PM

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the issue of self-determination in who we can collaborate and partner up with. There are informal teams who share leads and tasks. We will need a more narrow definition of what constitutes a 'team'. There are many grey areas. There may be associates who assist each other, for example where one goes on vacation or when two or more realtors co-list a property.

105	This needs to be simple. No need to complicate it. Consumers do not need to be confused further	10/26/2023 3:25 PM
106	Better public perception	10/26/2023 3:24 PM
107	LEAVE WELL ENOUGH ALONE. STOP SCREWING WITH A GOOD SIMPLE SYSTEM	10/26/2023 1:34 PM
108	Seems reasonable to have members of a team to be from the same brokerage, especially if the members have varied licenses [ex. res & comm] and might be advantageous in the future to not have to be from the same brokerage.	10/26/2023 1:07 PM
109	ALL teams must be from the same brokerage as anything else is a conflict of interest. A "team" is going to function fairly similarly to a Common Law brokerage, if they didn't then there wouldn't be a need for a "team" In any team, you are either going to have assistants, agents, or both who are familiar with each other's clients and documents. So all members of the team should be required to be under the same brokerage. This will keep conflicts of interest to a minimum and keep the "team" advertising constant. (not having to have for example " Kade Bowie, with team Bowie Grassroots and Ethan with team Bowie EXP" as well as that which brokerage will handle the conveyancing of documents?) So many problems can be avoided if all team members are under the same brokerage that the Team Lead is with. Team names should be displayed in advertising to protect clients, if I am working with an agent who is a part of a team, I should be able to easily look up and figure out who is on the team as they may be handling my personal information. Simple as that. Licensees should only be able to be a part of one team. ESPECIALLY in the case that they can only be in one team per sector of real estate. You wouldn't have a doctor from multiple hospitals, or a lawyer from more than one firm. Just like those industry professionals, we also handle sensitive client information and have a duty to protect it and make sure that it is in as few systems as possible.	10/26/2023 10:40 AM
110	Some people change teams frequently so there should not be a lot of red tape or barriers to doing so. Also making people advertise the team name means they would incur many extra costs if they want to leave the team (in order to change all of their marketing and advertising materials). They should be from the same brokerage though so that agents cannot try and lay responsibility on another agent or brokerage should something go wrong with a deal. They need to be accountable. Plus a listing contract is with a brokerage not an agent.	10/26/2023 10:29 AM
111	I'm not sure what "require teams to display team names in advertising" means. Do they not do that already? I would not support "cost" to registering a team.	10/26/2023 9:58 AM
112	Teams require an extensive regulation as my experience is brokers have not regulated individuals teams contracts. Newer brokerages are encouraging individuals to start teams with no experience	10/26/2023 9:46 AM
113	Register with RECA - creates more accountability from your teammates. Same brokerage - absolutely. Otherwise confusing to the clients. Display team names - don't think it's necessary. Restrict to single team - absolutely. Again, agents on multiple teams would likely be quite confusing to the consumer.	10/25/2023 3:51 PM
114	A licensee can be members of different teams without requiring different designation. For example - one might be a member of a team that focuses on a specific region, or focuses on residential sales or leasing. It is not necessary to restrict team members to work together within their brokerages	10/25/2023 3:38 PM
115	I feel the consumer needs to be aware of who and what type of a team they are hiring - full disclosure.	10/25/2023 2:35 PM
116	Depends on the type of brokerage we are under and we practice under the brokerage name. Having to register will incur fees. I am sure this is be a make work project on your end with members coming and going within the framework of each brokerage. This is a direct assault on our autonomy as business persons and how they run their business.	10/25/2023 2:10 PM
117	This is done in BC for a reason and it has made a world of change to ensure that the integrity of the industry is upheld. Confusion in marketing is just the start. The loose amalgamation of teams is confusing.	10/25/2023 1:50 PM

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118	I think it's good to have all teams register with RECA so that RECA can provide them the appropriate education required if they so decide to change that.	10/25/2023 1:41 PM
119	I do want a team to be from the same brokerage for reasons already listed but I dont think licenses should be restricted because of everyones right to be licensed should they choose to leave the team	10/25/2023 1:32 PM
120	Really a terribly written explanation. Difficult to fully understand what is being asked.	10/25/2023 1:23 PM
121	I do not feel I can make an informed response since I have no experience with Teams.	10/25/2023 1:06 PM
122	Agents who belong to teams are already registered with RECA, why the extra layer? I assume there would be a fee to register a team, so this really just seems like a money-grab.	10/25/2023 12:42 PM
123	Again, don't create more work, more costs. Why? It will not help	10/25/2023 10:23 AM
124	This industry needs structure and accountability.... failing to establish these simple guidelines promotes a wild west mentality where agents can hide behind the lack of clarity in these areas.	10/24/2023 4:16 PM
125	clarity is best. Fooling public with different team names and multiple brokerages sounds like misleading opportunity	10/24/2023 2:31 PM
126	Under a legal and professionally laid out framework, all of these things should be allowed. Why restrict someone's success.. if a team can make a go of it; so long as they are doing it professionally and legally according to RECA rules - I see no reason to step in front of a good strong leader and limit their success. RECA should no just be about policing.. but cheering on good examples.. and if there are some good team situations, maybe learn from them and implement some of their professional standards provided they are doing what they should be doing	10/24/2023 1:31 PM
127	I think transparency is the best in terms of what makes the most sense to members of the public. There is some ambiguity in how teams operate and I do not currently operate a team so perhaps I am not considering all the nuances.	10/24/2023 10:40 AM
128	If members join a team to receive benefits (backend support, opportunities to serve more clients provided by a team lead, etc) then they should be required to hold their license at the same brokerage.	10/23/2023 4:37 PM
129	Again this is just making things really complicated for everyone. I don't see the need for energy or conversation on any of these topics. It's fine the way it is.	10/23/2023 11:49 AM
130	I think a clear definition of what a team is first needs to be defined. As mentioned in my previous answer, I'm on a team of 3 agents, all equal experience and roles. However, we don't have an official team name, we don't work on every single transaction together, however, I would consider them part of my team. These regulations require some definitions before I can properly answer these.	10/22/2023 3:32 PM
131	Transparency is a must for our public persona. Some os the teams advertisng is confusing. There is no reason for a licensee not to be restricted to a sigle team.	10/22/2023 12:31 PM
132	Consistency with brokerage experience. No Confusion.	10/22/2023 11:21 AM
133	Not all teams can be talked about in the same way. There are teams of 2 or 3 people and teams of 80. Those are 2 very different structures. May have to look at teams over a certain number of associates? Once you get to 10, 20, or 50+ agents - it is more of an office then a team. Maybe then you are looking at team lead being more of a broker and then the introduction of "associate broker" title for a team lead is more appropriate - or maybe the brokerage is required to have a broker or associate broker assigned to the team - not necessarily the team lead? If the team is registered with reca along with all associates with the team - the advertising requirement is not necessary.	10/21/2023 4:00 PM
134	Why	10/20/2023 7:44 PM
135	I feel if team members could be all over it would be confusing to the public.	10/20/2023 4:11 PM
136	Teams want the benefit of being the brokerage, ie. earn money to recruit agents and collect monthly and transactional fees from them. However they don't want to put in the real work of managing trust accounts and staff/hr. This erodes from the traditional model and since covid with more agents working from home it's more challenging to train them and have them attend office meetings and meet clients in person - which I believe are all important when advising	10/20/2023 12:18 PM

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clients on a decision of this magnitude. Margins are already ultra thin for brokerages, if we move in a way which supports the work from home virtual model and teams are given free reigns to operate how they see fit we are just going to see more problems and more of these pyramid scheme models pop up. I would rather see the industry move more in the direction of professional services like lawyers or accountants. I believe being remunerated to recruit and bring junior associates into the industry for the wrong reasons will further erode the trust that consumers have in the industry.

137	I think there needs to be more regulation with teams so agents (and new agents) are not taken advantage of. Teams can make up their own policies (ie. exit conditions). I have seen people having to owe teams ridiculous amounts of money because they left early as the team was not a good fit for them. Splits can be very unfair. I don't believe team leader should be able to set splits higher than 50/50. I don't believe team members should require team logos on their advertising if they choose not to. It's just as important to create one's own brand. I feel the most important purpose of a team is for learning and support (vs advertising the teams name). If an agent was part a residential brokerage and a brokerage in a different region of Alberta that focused on rural real estate, they should have the opportunity to be a party of different teams so they can get the proper training/mentoring from their team for that particular industry.	10/20/2023 10:29 AM
138	team names makes it confusing for the client & the general public. i would recommend strong restrictions as FSRA has in Ontario.	10/20/2023 8:46 AM
139	There must be full clarification as to what determines a team. I believe that anytime that there are more that 4 licensees sharing commissions with one individual, regardless of the percentage of commission split, that this creates a team. This would eliminate the family or very personal ties between 2 - 3 individuals that work together.	10/20/2023 8:41 AM
140	I strongly oppose the above	10/19/2023 6:25 PM
141	A separate license for teams would prove to be very confusing to the public. Teams should be under one brokerage, with clear advertising rules requiring the brokerage name to be visible alongside the team name. All members should belong to one and the same brokerage.	10/19/2023 4:01 PM
142	Teams are already registered with RECA as individuals. The turnover on teams can be quite high and can create confusion. Team members should be from the same brokerage. It would create public confusion as to which brokerage and individual works for if they are at one brokerage working independently and at another as a team member. It comes back to being licensed with one brokerage. It also comes back to which broker becomes responsible should an issue ever arise.	10/19/2023 3:56 PM
143	However, most of these are already in place but how come only certain members are held accountable. Justin Havre has broken every rule on all advertising and billboards and I see no changes or fines...This two tiered double standard needs to stop. Now we have EXP and Real all teams look like they own the brokerage, EXP is the worst, all agents say owner ? How is that possible? Again ZERO recourse.	10/19/2023 1:40 PM
144	Registration with RECA is not necessary. Teams are fluid. Today you are team, tomorrow you are solo. I think it can be handled with the Brokerage	10/19/2023 11:40 AM
145	One brokerage, one team, one associate to be held accountable for the team members, licensed and unlicensed as well.	10/19/2023 10:54 AM
146	I am not sure in what capacity you would require teams to be registered with RECA. All team members should be from the same brokerage. I cannot imagine an instance in which it would benefit them not to be. And if people are allowed to be registered in the practicing sector but in another city that is run by another board, then there should be no issue. Teams should have team names in advertising now, in my opinion. Why hide this? Licensees being on one team - in the same area - YES. In multiple areas geographically or practice wise? Then maybe not	10/19/2023 10:46 AM
147	I'm ok with team names on advertising, but the brokerage names need to remain. If teams don't want to display brokerage names, then they can open their own brokerage. These rules could destroy many brokerages and simply cater to the growth of the online cloud brokerage model that ultimately will end up lowering the professionalism of the public, I believe.	10/19/2023 6:19 AM
148	Not sure I understand the question...	10/18/2023 10:00 PM
149	the structure of these teams seems very complicated to the general public, having clear paths will help out the industry.	10/18/2023 3:54 PM

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150	Teams are something to keep an eye on Also the advertising claims, sales pitches [e.g. team relating its a buyers market and sellers market at same time)	10/18/2023 1:21 PM
151	I cannot think of an ethical context in which I would Not support these.	10/18/2023 12:55 PM
152	The public needs to made aware that if they call a team leader to be their Realtor they most likely WILL NOT even meet the big name they called.	10/18/2023 12:24 PM
153	I am trying to determine why a team would be made up of different brokerages? Or why anyone would be on multiple teams? I don't understand. And what difference would it make to RECA to register with them? Confused by these questions.	10/18/2023 12:08 PM
154	Brokerage name should be above the team name. It shouldn't force the associate in a brokerage to join a team to stay in the brokerage.	10/18/2023 11:04 AM
155	A 'team' implies that they are working together. Having a team from different brokerages would be confusing to the public. There's no reason a registrant couldn't work for multiple teams in the same brokerage. It wouldn't be common but no reason not to.	10/18/2023 10:01 AM
156	I feel "teams" will come and go. Registration of a team seems unnecessary and just more paperwork.	10/18/2023 8:58 AM
157	RECA has tried unsuccessfully in the past to have the Brokerage as the primary name in advertising. Consumers may not understand who the team is registered with other than the Brand name. I think that asking consumers what they feel is important may be required with this area of advertising. Each Brand has different rules for how their associates advertise. Consistency would be better, however, competition is necessary.	10/17/2023 10:39 PM
158	Difficult to comment on these changes without being provided the rationale.	10/17/2023 7:39 PM
159	If a licensee cannot make it on a team, the team does not do enough business and should restrict themselves to the number of licensees that is sustainable.	10/17/2023 6:18 PM
160	A team is working together to be more effective - better able to support clients with different licensees that are better at certain things having that part of the team job. Requiring them to register with RECA is pointless - they are already registered with the brokerage and have to follow the rules as such. Of course they should be from the same brokerage - as soon as they are registered with another brokerage, they have access to so much information that lines can be crossed that shouldn't be. Required to display team name in advertising - of course. That is no different than having an individual licensee's name on a sign.	10/17/2023 5:06 PM
161	Again, more categories and work, all members of the team should either be licensed or if not the responsibility of the actions of that person would like with the licensee and brokerage.	10/17/2023 4:05 PM
162	Restrict to the same team, no, if they are all from the same brokerage in different sectors of practice.	10/17/2023 2:06 PM
163	As noted above, I think a licensee should only be attached to one brokerage. It should be up to the Broker on how the teams are named and advertised. Internal staffing structure should be the responsibility of the brokerage.	10/17/2023 1:35 PM
164	A pure power grab. The majority of these rules are already in place organically. No benefit rather than obstruction.	10/17/2023 11:32 AM
165	Many times when trying to get a hold of a listing agent who is the team lead, they just want their name on the listing and know nothing about the listing itself as it is really the listing of one of the team members who actually holds the listing, causing additional phone calls and contact measure to get any information. Many of my listing clients have stated they went with these larger teams to get more exposure yet they have never even met the team lead, or possible just once at the listing meeting, yet their name is all over signs, marketing material and really know nothing about the listing, again this is frustrating to the buying agent, making them go the extra mile for their clients.	10/17/2023 11:25 AM
166	This would allow for transparency and the ability for accountability. Less confusion for the public, brokerages, and licensees.	10/17/2023 9:48 AM
167	In some situations teams that have members at other brokerages could be beneficial - commercial agent and residential agents may not be at the same brokerage but work together to feed/refer business. Displaying names in advertising encourages conversation about	10/16/2023 7:30 PM

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fiduciary duties, confidentiality and privacy. If people are unaware you work together as a team, double ending becomes very blurred.

168	There seems to be a host of legal concerns that would arise from all of these alignments. It would seem to require a lot of rules and rules require enforcement and ongoing review which would result in the rule book growing larger and larger while requiring more people to watch over same.	10/16/2023 6:38 PM
169	1. The licencees are already registered with RECA. Teams are already overseen by the brokerage. Is RECA moving towards making Teams a separate entity? 2. Is RECA going to restrict all collaboration between Realtors that are not from the same brokerage? If so, why? All licencees are bound by the same regulations and rules. 3. Not all Teams have names and what difference does that make to anyone? 4. Why restrict to a single team? A team is a group of people agreeing to terms. What difference does it make if someone is on another team if the team leader is Ok with that?	10/16/2023 5:46 PM
170	Are you kidding me again you want to restrict people's ability to make money in Alberta in a middle of a recession you want to make sure that you pigeonhole somebody to one place, real estate is such a diverse booming industry	10/16/2023 4:05 PM
171	Again, dancing on two weddings is never a good thing. Allowing 'cross contamination' of brokerages will open the door wide open for abuse and potential fraud.	10/16/2023 3:42 PM
172	Covering for real estate associates in the same office is a normal practice... How would you vacation or take ick leave. Running a team is meant to be a singular business and control over sub agents can be better regulated in rules.	10/16/2023 3:37 PM
173	The main question would be defining what is considered a "TEAM". Is a collaboration between agents from the same brokerage considered a team? Or is a team defined by internal structure between the agents of the same brokerage?	10/16/2023 3:22 PM
174	It would be very difficult for Team Members names to appear on advertising. The website should have Team Members names on publically accesible so the public can refer to that. The last question is confusing.	10/16/2023 2:04 PM
175	I am currently on a team. It's for advertising purposes only. I still promote my own branding and not just my teams. I feel all team members should be from the same brokerage but as a team member and not a team lead then I would want to have the freedom to come and go as i see fit.	10/16/2023 1:57 PM
176	Again, this over complicates things. This appears to be the licensing body adding more strenuous rules and restrictions. We currently operate with a number of regulations, internally and externally.	10/16/2023 1:06 PM
177	I support everyone working under one brokerage. From a liability standpoint, it all goes to one brokerage. less confusing. The other three are simply infuriating, just because you are in a team doesn't mean you don't do some deals individually as well. This is way way way over the top	10/16/2023 12:57 PM
178	collaboration in different sectors as team members from different brokerages could work well.	10/16/2023 12:49 PM
179	I doubt I will ever be a part of a team, so not sure what those people would want	10/16/2023 12:45 PM
180	It could be as simple as requiring an application for a team name that needs to be approved and the broker designating who the team leader is. Perhaps they don't need to go as far as registering every agent on the team? Part of the application could be a submission of a team agreement that covers the basic expectations, roles and duties of the team members and staff.	10/16/2023 12:42 PM
181	Responsibilities for licensed and unlicensed members are already laid out by RECA.	10/16/2023 12:16 PM
182	Sometimes teams are not long term they are just there to train and help get experience in the first year or 2 of licencing. Should teams be in the same brokerages yes if its the same industry but if a team is not advertising as a team or its a team just for training then nothing needs to be done.	10/16/2023 12:14 PM
183	I think rules and restrictions are fine, requiring an associate broker licence is a wasteful formality that won't help anything. I am not sure exactly what these questions mean - but if you mean teams as well as the individual agent will be licensed under RECA - that is reasonable.	10/16/2023 11:39 AM

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Teams should be monitored and responsible. From same brokerage - absolutely. Enforcement of rules, guidelines and monitoring of behaviors to ensure compliance is important. Display team names - as is the team name and the individual? This already is in place is it not? Or is this team lead name vs agent name? Restrict licensees to a single team? As in they can only work on one team vs multiple teams? Of course yes, this is stupid.

184	I don't understand the need for teams to register with RECA, but I strongly support the balance of suggestions.	10/16/2023 11:26 AM
185	Teams and their members change extremely frequently and the administrative burden registering with RECA would place on both agents and RECA is counterintuitive and would most certainly lead to delays and possibly sanctions from RECA due to backlogs. The advertising / branding & marketing of the team is up to the description of the Team. What is the rationale for forcing a team to brand a certain way? I see these potential regulations and administrative burdens potentially creating an "underground" team industry whereby individuals simply do not register as a formal team, but operate as a team.	10/16/2023 10:51 AM
186	Simple is the best way/best face to show the public.	10/15/2023 10:57 PM
187	again to many license i do like the idea for the adversities to show team members so this way public knows where the associate belong and who are their partners	10/15/2023 6:59 PM
188	Making these restrictions can create higher costs for advertising and promoting business, it could create barriers to Teams for the licensees	10/15/2023 3:58 PM
189	I love this idea because it absolutely reeks of accountability and leadership!	10/15/2023 2:41 PM
190	Teams, in my opinion, are a business concept centred upon the Team Lead becoming wealthier off his team. Not a fan of Teams.	10/15/2023 1:39 PM
191	Again, I come down on the side of consumer safety, not ease of business for the real estate professional. I do not think dividing brokerage loyalties serves the consumer with regards to confidentiality, disclosure, and avoidance of mistake.	10/15/2023 11:15 AM
192	I do believe there should be more rules and guidelines for teams, along with further education for team leaders.	10/15/2023 9:43 AM
193	The structure of RECA, along with the brokerage-licensee relationship, is robust. It relies on well-established principles that are both straightforward and effective. The introduction of multiple brokerage relationships, the ability to be part of multiple teams, and other related administrative changes do not contribute to strengthening the industry, nor do they improve RECA's role in self-regulation. In fact, such changes are likely to complicate the regulation process, investigations, and the associated responsibilities of RECA. Undoubtedly, mentorship relationships offer significant benefits, and the proposed licensing structure might facilitate them. However, altering the fundamental roles and responsibilities within the reporting and accountability relationships is not the most suitable approach for achieving training and mentorship in a regulatory environment.	10/15/2023 9:21 AM
194	I am currently in a two person team. I feel as though this would be better suited for a 5 person plus team.	10/14/2023 8:17 PM
195	Pick a lane and stay in it	10/14/2023 3:50 PM
196	I think for sake of transparency team members should all be from the same brokerage. For the sake of transparency, advertising should include team name.	10/14/2023 2:40 PM
197	Keep making changes - that's how you get rid of all the good agents.	10/14/2023 10:57 AM
198	The public is being misslead and under served. The main person of most teams is not doing real estate and there team people are doing real estate transactions and have no idea what they are doing.	10/14/2023 10:26 AM
199	I would need to understand more about why being registered with RECA specifically would be of benefit. I think team members should be from the same brokerage and be restricted to one team as ultimately the brokerage and team lead are somewhat responsible for their actions.	10/14/2023 10:20 AM
200	I think this is important for public perception.	10/14/2023 10:01 AM
201	Same as last question.	10/14/2023 9:42 AM

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202	1) Realtors often collaborate in real estate transactions, they are already licensed with RECA and their brokerage would already be aware of the team. Perhaps yes though, see answer 3. 2) All team members be from the same brokerage is interesting, and I suspect both brokerages would have to practice "designated" agency for it to work. IF one member from a common law brokerage is part of a multi-brokerage team then the all the agents in the common law brokerage would be deemed to have knowledge of the clients. 3. Required to display a team name, perhaps, having to display all individual member names NO. ... Although Perhaps if a citizen wants to search a team name to discover all the players on that team, as they would to determine in a REALTOR is licensed, then some form of registration with RECA would be needed. 4. Restrict licensees to a single team should be allowed. Makes sense to require the team lead to be licensed as a associate-broker and all members within the team to practice designated agency. That being said, perhaps licensing common law or designated agency should be governed/licensed at the REALTOR level not the brokerage -- that requires more discussion.	10/14/2023 9:37 AM
203	Seems counter to the arguments of allowing a licensee to below to multiple brokerages	10/14/2023 9:26 AM
204	I think if your a team that means information would be passed between the team members so they should be at same brokerage with the same rules. Confidentiality would be an uppermost concern if the members where in different brokerages. The members should have to each be individually licensed	10/14/2023 8:38 AM
205	Team member should Be at the same brokerage. The rest is up to the brokerage rules and not Reca	10/14/2023 8:30 AM
206	I don't know Creighton residential real estate or mortgage so I don't fully understand the details of this	10/14/2023 8:03 AM
207	Loyalty is important to a brokerage	10/14/2023 7:08 AM
208	I believe only large teams should have to register with RECA. Then I would support. If we change to 7 sections for brokerage licensing, staying with one single team and brokerage may be challenging.	10/13/2023 11:23 PM
209	Stop with the over reaching/over regulating already.	10/13/2023 11:02 PM
210	i think a true team member is loyal to one team. and they should be loyal to one office.	10/13/2023 11:01 PM
211	I believe as long as you are advertising with your brokerage name and team name that should be allowed.	10/13/2023 9:51 PM
212	This all appears as a cash grab from RECA and again would only confused the public further for mandatory silly items like using team names. If an agent chooses not to they shouldn't have to. Keep it to mandatory Brokerage name and keep it simple for the public	10/13/2023 9:50 PM
213	Above is not relevant to me, but those I chose to support were simply from a "make sense" stand point.	10/13/2023 9:38 PM
214	Registering teams with reca sounds like it would cost money or be a fee. As long as there is no fee or additional payments then it's okay.	10/13/2023 9:00 PM
215	If a licensee has to be in different brokerages for different sectors, they should be allowed to be on different teams.	10/13/2023 8:56 PM
216	Let people do what they like. Less legislation is better for everyone.	10/13/2023 7:28 PM
217	Support most of these except having the team name on all advertising. Might be legitimate reasons to leave it off. Our advertising gets might cluttered with all the current rules and the current rules do little to protect the consumer.	10/13/2023 6:44 PM
218	The team head is equivalent to the CEO in Business and should be responsible for his/her team. The team head should have a clear mandate.	10/13/2023 6:21 PM
219	what if a team works as a team but doesn't advertise as a team, can they just keep marketing themselves individually but just share commission splits?	10/13/2023 6:14 PM
220	A team is a group of agents who are like minded and wanted to join forces to achieve greater results. The more synergy they have the better. Having agents from different brokerage in the same team will bring different methods and different standards to the table.	10/13/2023 5:26 PM

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221	Some teams are only two individuals and can change a lot, not large ones, so I think it would be unnecessary to have them registered with RECA	10/13/2023 5:24 PM
222	If teams are formed to help educate, train and offload work from the principal broker, but the team still wants to market as the original brokerage (not their team name), they should be able to.	10/13/2023 5:21 PM
223	i think is again to support all the new licences being proposed and not so support industry professionals..there little or no need to have industry professionals at multiple brokerages if you simplified things....i think asking this multi-part question is evidence that the multiple licences will make it difficult and expensive for one brokerage to hold all of them.....which means professionals will have to scramble and find alternatives to make this work for them. Another important consideration is you will disadvantage small brokerages because they wont have the resources to carry all the license and you will force people to the big brokerages. Not good for us small brokerages. Or this this part of the intent? again be transparent.	10/13/2023 4:42 PM
224	The term "team" in the eyes of the general public has for years been allowed to be applied to associates without any context given to it. Consumers should know what a team is, who it is comprised of, and have the assurance that it is a "sub group" ONLY within the brokerage it ultimately belongs to.	10/13/2023 4:27 PM
225	Not applicable currently	10/13/2023 4:25 PM
226	These questions are unbelievable in each scenario it's blatantly evident that any of those changes would result in a significant amount of more money, time and resources, wasted by brokers or individuals to make these changes comply with these changes or transition to these changes. How in God's name is this making things easier for our industry?	10/13/2023 4:16 PM
227	So long as there is a single responsible party, mixing and matching should be fine.	10/13/2023 3:54 PM
228	Teams are out of control. Teams are advertising their team names so large that they mislead the public into thinking they are a brokerage. These changes will only be effective if RECA actually enforces the infractions. To date we haven't seen any teeth behind the "self regulation"	10/13/2023 3:51 PM
229	As briefly referenced in last, not all roles have a requirement to be licensed, so would have no requirement to be registered with RECA, senior members will be sought after for their experience but may not want to be in the brokerage specific role and I feel it is not necessary to create competition between brokerages (the lone point I do support)	10/13/2023 3:48 PM
230	What if they are licenced in both Edmonton and Calgary? Is it possible to be a part of 2 teams? Does this occur frequently or is this something growing in popularity? Are team names not required at this time? I through it was for all signage.	10/13/2023 3:46 PM
231	It gets way too messy if you allow too much flexibility with teams - across different brokerages ... allowing agents to be part of multiple teams ... this just muddies the water	10/13/2023 3:41 PM
232	Being part of a team should be a free choice, free of extra bureaucratic process. In addition to that, I should not have to advertise my team if I do not wish to. One day my team might dissolve once out lead retires. Once he retires, our branding will follow him into retirement, leaving us without the known and trusted name of the team. Teams are so much more than branding and getting to show you're on a team. Teams improve realtor confidence, knowledge and community, and everyone should have the right to join a team free of complications.	10/13/2023 3:31 PM
233	Oh Lord...why is this a thing! Ha ha. If someone wants to work with another agent in a brokerage, that's their decision. But why would anyone want to be on a team with someone at another brokerage? That's not a team then. And WHY would someone want to be on more than one team? I dunno.	10/13/2023 3:21 PM
234	i'm not part of a team	10/13/2023 3:20 PM
235	.	10/13/2023 3:16 PM
236	Team members come and go way too often, as many are new and leave the industry quickly if they find it is not their forte. It would be unnecessary to register it with RECA, as sometimes realtors brainstorm, and work together for efficiency, so they are "teammates". As a member of a team, We display the Team name whenever we can. However I do not believe it needs the same requirement as displaying the brokerage logo in photos. Yes, I display my team name in my email, at the end of my posts, and in some pictures, but not all. No need for Licensees to be a part of more than one team. Whats the point of a team if you're a part of more than one?	10/13/2023 3:15 PM

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237	In this questioning, RECA is making things too complicated - to help keep things simple, I believe: (1). Teams must be registered with their Brokerage Office; (2). The Brokerage Office must be registered and licensed with RECA; (3). Each Team Member MUST be with the same Brokerage parent company; (4). Each Team Member must be Registered and Licensed with RECA; and (5). In advertising the Teams must be required to prominently display the Brokerage Name and Brokerage Logo with any 'Team Name Advertising' is only voluntarily (not compulsory) as secondary advertising only.	10/13/2023 2:50 PM
238	I believe this would control and stop the teams from doing things behind closed doors and be responsible for their actions.	10/13/2023 2:43 PM
239	We do not want to confuse the public	10/13/2023 2:36 PM
240	Minimize confusion of the public	10/13/2023 2:27 PM
241	would need more clarification and how it would roll out.	10/13/2023 2:24 PM
242	I really don't think any of this matters.	10/13/2023 2:21 PM
243	I think teams defraud the public. A seller wants a team leader to be their realtor and another realtor comes to the door and pressures them to list. The person they thought was going to be their realtor does not even see the property. Same as a broker.	10/13/2023 1:55 PM
244	I don't feel like public would benefit from the team name, brokerages are ultimately responsible and brokerage information is already mandatory in advertising. The benefit is to the team as it is free advertising, paid by their team members. If we allow team members to cross the boundaries of the brokerage the lines of accountability will become too blurred. Non-linear hierarchy will add a level of complexity that may prove to be unmanageable. With regards to licensees managing multiple teams, I would agree for them to manage a residential team, commercial team, etc., however managing multiple residential teams makes no sense as a question. Maybe this is where you consider divisions, withing each division you have a 'coordinator', but we would need to answer the question of what qualifications does a 'coordinator' required.	10/13/2023 1:47 PM
245	I actually don't know what these teams are about, but it sounds like a nice opportunity to work with others instead of competing. By allowing cross broker/ team creation people can network better and have the resources and solutions from other areas of expertise. I've found myself working with different condo managers and property managers. I wish I knew more to refer tenants to and start earning referral fees.	10/13/2023 1:44 PM
246	Restricting Team members all be from the same brokerage and restrict licensees to a single team is once again a limiting factor and will affect how licensees can operate.	10/13/2023 1:40 PM
247	I think teams are only becoming bigger as more people are trying to requit. More rules may deter agents from just recruiting rather than trying to be a good realtor for consumers	10/13/2023 1:39 PM
248	You should be able to do whatever you want with your team according to RECA rules. Many team leads are still realtors.	10/13/2023 1:37 PM
249	I see no reason not to be committed and transparent. As far as the 'registered with RECA', in a 'trade name' or 'operating name' capacity only. This will assist in preventing multiple teams with the same name and avoid public confusion.	10/13/2023 1:22 PM
250	There is a lot of collaboration in our industry. For example, while some licensees choose to run their independent businesses, licensees within brokerages often choose to market together and do client events together to save marketing costs, and to work collaboratively with their clientelle and fellow colleagues. Should an agent choose to vacation/take time off for children, have a medical emergency, etc, it is good not only for the clients but also for the agents to have a replacement that is relied on for support in their business, and ease for the clients knowing they would have backup support if something happened. More strict licensing would affect the flexibility to have this collaboration in our industry.	10/13/2023 1:22 PM
251	I'd like to see more regulation of teams, particularly their abusive and predatory contracts.	10/13/2023 1:21 PM
252	We can only play for one team..	10/13/2023 1:18 PM
253	If you are joining a Team for the "leads" then you should be part of that Team and not pretend you are not. We are seeing too messy of a "Teams" system. Either you are on a Team or you are not. This would also be beneficial to the Team who invests in their team members, and	10/13/2023 12:56 PM

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ensures they are getting fairly compensated instead of "Team Members" hiding different deals, etc.

254	I think these all streamline team structure and operations.	10/13/2023 12:54 PM
255	Truth in advertising to me means the person who is representing a sale should be the person on the sign. Advertising to promote a team or brokerage is great but should not be legislated to remove that choice.	10/13/2023 12:52 PM
256	Accountability.	10/13/2023 12:49 PM
257	Having teams be registered with RECA is a terrific confirmation that the teams are identifying themselves within the brokerage. When it comes to marketing, I believe teams advertising themselves with a team name and or individual agents advertising themselves as a "Realty company" all within another brokerage is actually quite confusing for consumers. I believe in associate or associate broker just advertising their brokerage firm would be much more clear without a sub company name on their marketing as it does appear that one individual or a team is advertising their name & advertising their brand belonging to a franchise just adds more confusion, even though it's intended to allow the agents to stand out above their fellow competitors/colleagues. A team name makes sense seeing individual agents and teams advertising a team name with a Realty identifier like it's a different company all together suggest that it's two companies representing the marketing in my eyes. For example, Bob Smith @Remax is very clear just like Bob Smith @Century 21. Bob Smith Realty @Remax or Bob Smith Realty Team at Remax can be construed as a confusing and busy piece of marketing. However, "Team Bob Smith at Royal LePage" is much more clear to me and likely consumers as well.	10/13/2023 12:49 PM
258	The team system is broken, and sometimes abusive, with unfair contracts. They create an employer/employee relationship without needing to follow labour laws. Megateams are an industry within an industry and are misleading to the public on so many levels.	10/13/2023 12:37 PM
259	I'm flabbergasted that team members can be registered to different brokerages? Is this really going on? What the heck!!! This has better not be going on. Talk about conflict and agency issues. Good grief this has better not be going on. We should not allow it. Confusion for conveyancing, issues with dual agency and public confusion. Are lawyers allowed to be associated with two different law firms! Doubt it.	10/13/2023 12:29 PM
260	Leave as is.	10/13/2023 12:06 PM
261	As the real estate professionals on teams work together, I think it's just as important to have the team names in advertising just as the brokerage names.	10/13/2023 12:03 PM
262	Teams should be regulated by the brokerage, not by Reca.	10/13/2023 11:56 AM
263	A person should understand everyone that is likely to be involved with their transaction and who may have access to information. This absolutely should be accessible information.	10/13/2023 11:52 AM
264	RECA needs to crack down on teams not including brokerage names prominently in their marketing.	10/13/2023 11:51 AM
265	This will provide consumer protection and accountability.	10/13/2023 11:47 AM
266	I do not see a need to restrict licensees for any reason as long as they're compliant with the rules and regulations set out by their governing body.	10/13/2023 11:45 AM
267	I think there needs to be some liberty in the choice of team that you join. You should want to be there and you should be proud to be apart of the team. Regulating that I believe may take away from the accountability of the team to the associate.	10/13/2023 11:43 AM
268	I've never worked on a team and don't have enough knowledge of how it works to make an educated answer	10/13/2023 11:42 AM
269	I think some agents might want to be on more than one team as they figure out the best way to do business. I also think team branding is a good thing - even with that branding more visible than the brokerage branding.	10/13/2023 11:32 AM
270	Teams absolutely need more structure as it seems some agents have a very high turn over for team members in the first place. These members who don't hold a license have open access to the client information and yet come and go from the team like water. If a Realtor wants to have a team member join there should be a registration fee the Realtor pays and a mandatory	10/13/2023 11:31 AM

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education requirement on some basics that member should have to take and pass as well. This way they aren't just getting anyone to be on their team as it's a 'free system' for them to use. If the Realtor has to invest money into their team members then they should also want to mentor them properly so they actually become quality agents and not just money makers for the team leads. I have worked on a team myself in the past, so I am speaking from experience.

271	Each team should also have a "team leader of record".	10/13/2023 11:30 AM
272	I think this just makes a few very wealthy and abuses the lower paid realtors	10/13/2023 11:28 AM
273	Any agent working on the team must have their name displayed on all advertising in the same font, color and size as the lead. They don't have to be from the same brokerage though - unless you make them sign up with a different license and make the lead a broker. Then they have to be associated with the same brokerage - now they could do that if you allowed us to have our licenses wherever we choose and in multiple places.	10/13/2023 11:26 AM
274	It's called a team for a reason. If your apart of a team it should be reflected in your marketing and brand. Too many people trying to play all positions. Will only lead to problems that will ultimatlley effect the public and the publics opinion of the industry.	10/13/2023 11:25 AM
275	Agents can decide from one moment to the next how they want to set up their business. We just need to be licenced to trade... Why is RECA involving themselves in individual biz decisions. An agent may want to be part of a team one week and single the next. The amount of paperwork would be staggering and unnecessary oversight. Get the focus back to we are Individuials responsible for our own work. How will RECA divy out accountdability if they get involved in unlimited team set ups?	10/13/2023 11:21 AM
276	Teams and Individuals need to be held accountable for not showing their brokerage in their advertising, i see it on a daily occurrence, and shake my head. Why are their brokers not catching this.	10/13/2023 11:17 AM
277	Further oversight will cause increased costs and unnecessary regulation.	10/13/2023 11:17 AM
278	What is done currently is fine. Extra registration of Teams within a brokerage is not necessary.	10/13/2023 11:15 AM
279	Again what benefit does this have?	10/13/2023 11:12 AM
280	I strongly agree with these regulations because they are essential for maintaining professionalism and transparency within the real estate industry. Requiring teams to register with RECA ensures accountability and adherence to industry standards. Having all team members from the same brokerage promotes consistency and reliability in client service. Displaying team names in advertising enhances transparency for consumers, enabling them to make informed decisions. Moreover, restricting licensees to a single team avoids potential conflicts of interest, ensuring straightforward interactions and clear client-realtor relationships. These regulations are crucial for building trust and upholding the integrity of real estate transactions.	10/13/2023 11:10 AM
281	all team members are already registered with reca....seems like unnecessary oversight for whats likely an additional cost (whether its team members paying into reca for it, or reca paying someone to manage this new task) Teams from the same brokerage makes sense (there are teams with people from different brokerages?), it would be confusing for consumers and takes some onus of the team members brokerage thats different from the team leaders. Team names in advertising seems like it would make sense, but I also dont see the issue with not using the team name. As a team leader I would take issue with it, but that kind of defeats the purpose of why your on a team.. Are there lisencees on multiple teams? Im surprised team leaders allow it since your not giving your team your full attention, which defeats the purpose. Not opposed but I suppose thats on the team leader to curtail.	10/13/2023 11:07 AM
282	It's all about the public understanding who they are dealing with.	10/13/2023 11:06 AM
283	Greater Clarity in the perception of consumers, we should not have realtors registered to multiple brokerages with different teams, it's confusing and looks unprofessional to the consumers of our services.	10/13/2023 11:05 AM
284	More red tape and chances for confusion	10/13/2023 11:05 AM
285	Unity and cohesion in the eyes of the public	10/13/2023 11:03 AM

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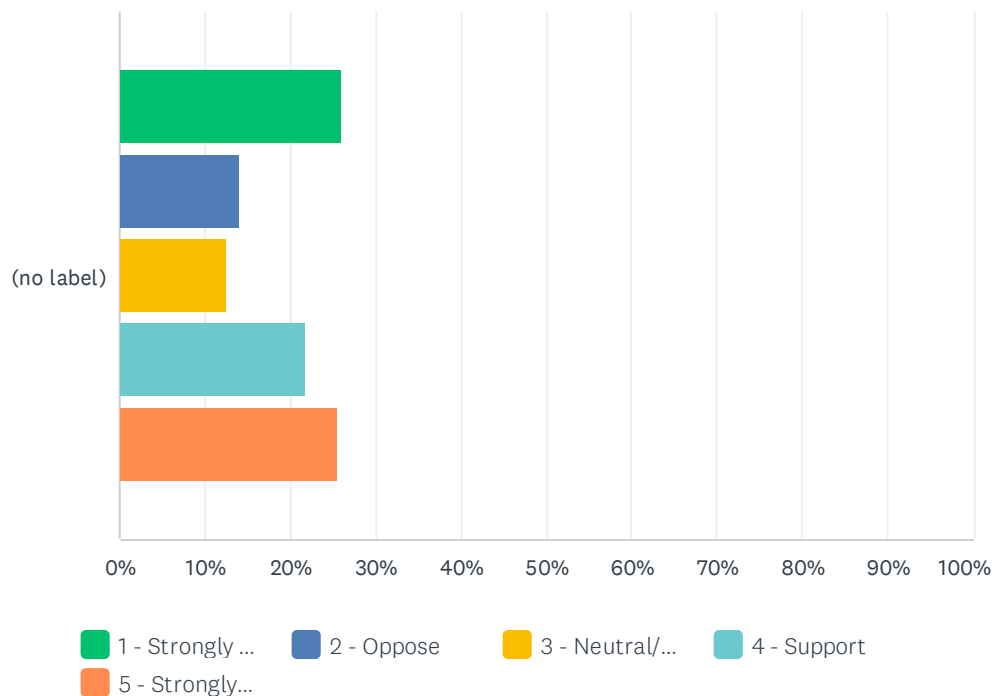
286	Why the need for deeper regulation, fees, and bureaucracy? A team can be a loose grouping or people working closely. RECA seems to think of teams as an "all or none" situation. That is really misguided.	10/13/2023 11:02 AM
287	team/associate broker....again what is the difference??? a new name???	10/13/2023 11:02 AM
288	These changes will cause business hardship	10/13/2023 11:01 AM
289	we need to know who is responsible for individual and team activity	10/13/2023 11:00 AM
290	Refuce conflicts of interest	10/13/2023 11:00 AM
291	What's the point of registering a team if they have to display their brokerage advertisement as per the rules?	10/13/2023 11:00 AM
292	The current rules around real estate teams is sufficient. Make work programs for RECA are not supported.	10/13/2023 10:59 AM
293	Why would a team need to register with RECA. How silly!! The realtors are already registered with RECA More red tape not required	10/13/2023 10:59 AM
294	Requiring teams to register with RECA is unnecessary and creating more bureaucracy in an area that should be in the Brokers area of control. Requiring Brokers to maintain better control of teams at their brokerage may be something to consider if there are identified issues that need to be addressed.	10/13/2023 10:58 AM
295	Doesn't affect myself a lot. Although I would think they should all be from the same Brand (Century21, ReMax, and on). I think that all names involved should be on advertising, seems shady if not. The webs get too tangled and conflict of interest is a potential issue with being a member in multiple teams.	10/13/2023 10:58 AM
296	They are already registered , no need for double.	10/13/2023 10:57 AM
297	Do not understand the necessity for teams to register with RECA, teams are not licensed, the associates are.	10/13/2023 10:57 AM
298	I agree if it is in one area such a residential. However if the team is comprised of people who practice different areas (example- commercial, residential and property management, respectively) I don't think they should have to be from the same brokerage or limited to one team. Again ONLY in the instance that they are different specialties	10/13/2023 10:55 AM
299	Avoid consumer confusion	10/13/2023 10:52 AM
300	already mentioned ...	10/13/2023 10:51 AM
301	This is an attempt to solidify the teams that are in place.. you have to "declare" you are starting a team.. in this case no agent couldn't organically create a team at their discretion and then disband the team.. This is what is wrong with this industry.. it only supports those who currently have teams... I fear that the industry is becoming 2 tiered.. we now have to belong to a brokerage to sell.. then many will then have to belong to a team to be able to compete.. with little chance to break off and for a team without a major commitment. If teams become so large that working as an independent is too difficult.. then teams will be the brokerages.. this is a reversion of how real estate was 40 years ago.. where the brokerage took 50% of the commission, for essentially doing nothing..	10/13/2023 10:50 AM
302	The public should not be misled in any fashion . They should know whom they are doing business with , a person or a team.	10/13/2023 10:50 AM
303	If they are not from the same brokerage and a single team, especially for residential consumer buyers there is just too much confusion. All Team members should be listed to ensure fairness to all team members and to ensure the public has a choice of whom they wish to work with.	10/13/2023 10:47 AM
304	Depends if we are talking about within one industry or not for said "teams"	10/13/2023 10:45 AM
305	A large team should be it's own brokerage. An industry goal is to not confuse the public. Real estate teams do confuse the public. Consumers think they are hiring top gun Realtor from a well known brokerage, when in fact they get a much less skilled practitioner who is answering to top gun and less so to the broker on record.	10/13/2023 10:44 AM
306	Some teams are too large to advertise all team names	10/13/2023 10:43 AM

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307	its about accountability	10/13/2023 10:41 AM
308	You will only confuse the public allowing team members to work for multiple brokerages. Displaying team names also confuses the public. Brokerage names only if anything.	10/13/2023 10:41 AM
309	I thought all of these were part of the Rules anyway. I find that teams now are trying to differentiate themselves from their brokerage and act like they are their own brokerage. This is an issue for me currently. I see teams recruiting on indeed , making themselves look like a brokerage. I am not ok with this, and this is extremely confusing to new prospective agents	10/13/2023 10:41 AM
310	I feel a lot of the above questions need to be answered after the decision is made of whether you can belong to multiple Brokerages.	10/13/2023 10:40 AM
311	I think it only makes sense.	10/13/2023 10:38 AM
312	This provides absolute clarity to consumers, helps keep teams and brokerages more accountable, and ensures reca has better oversight on team activities	10/13/2023 10:36 AM
313	you are creating a complex matrix with the proposals to allow licensees to be members of different brokerages, and treating Teams as sudo brokerages. This is getting too complicated.	10/13/2023 10:34 AM
314	Assuming teams can cover multiple sectors as proposed, it makes sense for teams to cross brokerage boundaries. Ex. Have a commercial realtor from another brokerage on your team.	10/13/2023 10:33 AM
315	It makes sense to restrict to one team per sector but I think an individual should be able to be on a residential team and a separate commercial team if he is licensed in both areas	10/13/2023 10:31 AM
316	Being an associate > with a team > with a brokerage is already convoluted enough. If you add on layers of teams it just becomes a breeding ground of, what appears to the public, as smoke and mirrors. We are already a largely misunderstood industry and these teams upon teams upon brokerages gets so muddy. I really believe it's important to keep it simple.	10/13/2023 10:30 AM
317	Again, it comes down to proper management and over sight. Adding layers will only make it more difficult.	10/13/2023 10:30 AM
318	I do not see how this helps protect consumers? Seems restricting and micromanaging.	10/13/2023 10:29 AM
319	A lot of teams hire too many mwmwbers and can not support them with leads	10/13/2023 10:28 AM
320	Once a team is registered with a brokerage that should be good enough.	10/13/2023 10:28 AM
321	Agreed.	10/13/2023 10:18 AM
322	Team members should from the same brokerage. Also, some cloud brokerage models are really using the term team very loosely to describe an agent team lead has sponsored	10/13/2023 10:16 AM

Q11 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?

Answered: 1,545 Skipped: 7



	1 - STRONGLY OPPOSE	2 - OPPOSE	3 - NEUTRAL/DON'T KNOW	4 - SUPPORT	5 - STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	25.95% 401	14.05% 217	12.69% 196	21.68% 335	25.63% 396	1,545	3.07

#	PLEASE EXPLAIN YOUR REASONING. DO YOU HAVE ALTERNATIVE SUGGESTIONS?	DATE
1	The public needs to know a legit business is being run with a registered business office. If RECA actually has the public interest as a regulatory responsibility, please leave this be.	11/30/2023 9:37 PM
2	Yes, the less red tape the better. I have a physical office and will only work in a physical office, but as for others they could use less red tape.	11/30/2023 4:29 PM
3	No brainer	11/30/2023 2:41 PM
4	Upholds the level of professionalism.	11/30/2023 1:11 PM
5	As RECA's mandate is to protect the consumer, I cannot see the benefit of removing this requirement for brokerages to maintain a physical office. Being able to attend a physical office to confront the broker is one option open to the consumer who wishes to deal with the broker about issues with a member of the brokerage. Many times, this is the last resort available to the consumer as either the agent or broker or both are not communicating with the member of the public. I strongly feel this is a push from the so-called virtual brokerages whose business practices is to solely reduce operating costs.	11/30/2023 11:33 AM
6	Unfortunately, that is the cost of doing business. The public should have the option to visit a	11/29/2023 5:04 PM

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physical office if they need to lodge a complaint with the brokerage or simply want to see the office in person. This is particularly important for seniors, as not all are digitally savvy. I've often heard appreciation in my business dealings for having a physical brokerage office. Additionally, I want to highlight that the absence of a physical brokerage office sometimes leads realtors to bypass contacting their broker when issues arise, choosing instead to handle matters independently, which often ends up wasting everyone's time.

7	better for the public to access	11/29/2023 4:09 PM
8	Not sure I fully understand this wording. As long as the brokerage registers an address with RECA for the service of official documents, that is their business address for legal and other purposes. I think the address requirement should mimic other address requirements whether that is FINTRAC or CRA, etc. What are the legal requirements for those entities for a "business"	11/29/2023 12:49 PM
9	Covid has taught us that virtual or cloud brokerages are growing and here to stay. It is ridiculous that a cloud brokerage owner must disclose publicly their home address.	11/29/2023 12:17 PM
10	More and more brokerages are going cloud based and there is no need for a physical address in my opinion.	11/29/2023 12:05 PM
11	By bringing up the issue of a brokerages profitability you are interfering with an independent companies business model. If a business wants to be a profitable business then they need to properly manage their income and expenses to make that happen. That comes from business knowledge not real estate knowledge. I believe that this would be out of RECAS perview. I think RECA should be concerning itself with providing clients with the security that the real estate industry is solid and dependable. I would argue that having actual locations that can be visited by clients and used for real estate business operations can provide that more than an email address, a website and a meeting at a coffee shop. That screams "sketchy" to me. As a client I would not be comfortable handing over large sums of money to an individual or a company unless I know I can find them if I am required too. If RECA insists that providing the option of a virtual brokerage is necessary then I believe that RECA is obligated to provide safe office spaces that can be booked by the brokerages for staff meetings or by agents to meet with clients. This would ensure the professionalism that is required in this industry.	11/28/2023 7:13 PM
12	I believe this will lead to less professionalism in our field and less trust from the general public. It will also be harder to regulate the brokerages that do not have a physical office	11/28/2023 2:44 PM
13	I think a physical office provides more consumer protection and confidence.	11/28/2023 2:34 PM
14	Yes, industry is going paperless, and virtual with technology evolving, no need for a dedicated office if no one goes there anyways ...	11/28/2023 2:10 PM
15	A physical address is more professional. It is also frustrating as an agent trying to get deposits in or back on time with no physical address!	11/28/2023 11:36 AM
16	This is the opposite of what I think.	11/27/2023 9:52 PM
17	We are professionals - we MUST portray the professional image and not work out of some back alley.	11/27/2023 8:32 PM
18	I agree as more Realtors are working from home, the need to have a physical office is not as important. However, I do feel every brokerage needs to have a designated address where deposits can be dropped off and picked up. I dealt with one office where the address they have registered with the board does not have anyone in it. My clients deposit had to be taken to a bank and deposited into the selling brokerages trust account and then provide evidence that we deposited those funds into their trust account. It is not the responsibility of me or my client to make sure the selling brokerage completes their trust deposits on time.	11/27/2023 5:48 PM
19	Physical presence is important for culture and learning (especially as a new agent). If you want the industry to be better valuing the traditional ways is highly important. Not all people are on the internet or want to be.	11/27/2023 5:22 PM
20	This proposed change could potentially open the flood-gates to "basement brokers", which could jeopardize the industry / public.	11/27/2023 4:57 PM
21	I think this first needs more discussion around deposit drop offs. EFT are not always available and especially not for significant amounts of money, Wire Transfers are costly and going between banks is a bit of a pain. And if our client is the one to do all of that without us acting	11/27/2023 11:52 AM

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as the intermediary then how do we effectively fill out FINTRAC receipt of funds. Does that now fall to the accepting brokerage? If we can address those things then I don't see an issues with brokerages not having a physical address.

22	Yes post COVID the world as we know it changes. There are far complex business that are allowed to be conducted without physical address nowadays and our industry should not be an exception. I am OK with brokerage being registered with home address.	11/26/2023 1:35 PM
23	I can see a problem for delivery of deposits etc. Physical address should remain, it keeps the industry more professional if the business is findable and tangible. I could see fraud becoming a problem without a physical address.	11/24/2023 6:07 PM
24	This initiative undermines the entire purpose of the regulations. How does the public find the Alberta brokerages when they have a legitimate complaint. How else can RECA regulate brokerages operating in Alberta if they don't have a physical address in Alberta. Isn't that the whole point for RECA's existence, governance of Alberta based and managed real estate brokerages?	11/23/2023 12:55 PM
25	The digitization of documents and electronic signatures opens the door for remote work.	11/22/2023 8:00 PM
26	This is already happening and would only make sense to amend. With today's paperless way of conducting business, the physical location is meaningless.	11/22/2023 4:31 PM
27	I don't see how confidentiality is monitored and or professional conduct is kept in these situations unless strict guidelines are drawn up and a strict monitoring of some sort is established to ensure public trust.	11/22/2023 4:13 PM
28	Today's technology allows many transactions and client relationships to gone on without having a physical location.	11/22/2023 2:18 PM
29	It's already happening.	11/22/2023 2:02 PM
30	I believe it is important for brokerages to have a physical office.	11/22/2023 12:29 PM
31	I feel we need somewhere to group, meet clients, having meetings, etc.	11/22/2023 12:10 PM
32	While the practice of a "store front" address per se is important for confidence of credibility of business operation for consumers, the advent of E-Commerce in the world we are in today, the consumer confidence is more predicated on knowledge of the existence of accurately represented business model and the existence of known governance by way of a governing body such as RECA or Service Alberta.	11/22/2023 11:43 AM
33	It is important to have a physical office and not have everything virtual..	11/22/2023 11:26 AM
34	A actual office is still required. Customers need to be able to come to a office for any dealings. Not having an office leaves the impression you are fly by night	11/22/2023 10:30 AM
35	This is still a client base business. Where do you propose you meet with clients? In your own kitchen? Very unprofessional	11/22/2023 10:10 AM
36	As remote work becomes more and more common and popular, I don't really see the need for a physical location. However some agents depend on the brokerage facilities in order to conduct business (printers, fax machines, closed office spaces, etc) and for that reason, I don't think it's a good idea to remove the requirement. The public may also not feel as comfortable searching up realtors with no physical location to visit as online scammers are also becoming more and more common.	11/22/2023 8:31 AM
37	Smaller brokerages need the option to have more affordability. As long as they are able to support their agents and can receive deposits in a convenient way there should be no need for a physical location.	11/22/2023 6:00 AM
38	While I understand the changing real estate, and indeed business frameworks, I am ambiguous as I am concerned with the delivery of deposits for example. While many brokerages accept electronic deposits, it is not always in the best interest of the consumer to provide deposits this way. This may or may not create confusion.	11/22/2023 5:40 AM
39	I believe it is important to have a physical office, as with so many scams going around it helps the client feel comfortable and trusting that there information is secure and safe.	11/21/2023 10:18 PM
40	Most of the public don't care if there is a bricks and mortar building as long as the Realtor is	11/21/2023 8:42 PM

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accessible and provides good service.

41	In this day of computer literacy and innovations, there is absolutely no reason[s] to have a physical location for a brokerage office.	11/21/2023 8:16 PM
42	No I think for the public there should be a physical location for the public to go to if they need to complain or ensure the realtor they're dealing with works there. There are many agents monthly that have had their licenses revoked and if the clients who reported them couldnt go to an actual person to talk to about it - that would not be good. I feel like that would give realtors an even worse name with the public	11/21/2023 7:20 PM
43	There needs to be a place for consumers to go if they have a concern about the brokerage or associate.	11/21/2023 3:30 PM
44	I don't support this as the agents that work for the brokerage are paying fees to have an office there. There are still some people that like to go into an actual building. It gives you a space to meet your clients as well	11/21/2023 2:47 PM
45	I believe there should be a pyhsical office address for consumer proptection.	11/21/2023 2:19 PM
46	This will do nothing to increase the confidence of the consumer. The consumers are not all a group of twenty somethings who bank online and most people are quite happy to hear that we have a satellite office an hour from our brokerage in Calgary that they can come in and sit down in. Interaction between the client and the realtor is one of the basics of this business and meeting the out of town client in Tim Hortons for every meeting does not exude professionalism. If a client needs to drop off some required paperwork, having an office gives them a place to do that and see that brick and mortar office as a real place of business.	11/21/2023 2:03 PM
47	Having a business office and location is important for the industry to maintain a Professional image. Agents can have home offices, but client meetings and documents should be at a neutral and professional location.	11/21/2023 1:59 PM
48	I'd have to think about this one more and do some research to give a proper answer. I belive that having a physical brokerage lends credibility in the eyes of the public but I also don't think it's necessary in order to provide qualified service. I'd have to think on the pro/cons of this more	11/21/2023 1:58 PM
49	Personally I would not be opposed, but I think the public needs to have a place to go to, to find a real person if things are going wrong and they need to complain.	11/21/2023 1:54 PM
50	From a personal standpoint being in an industry that deals with either managing properties or property transactions it doesn't make sense not to be using something you are trying to get your clients to buy into (would be like a car salesman who doesn't own a car, or an insurance agent who doesn't have insurance) hard to build confidence in the industry if you as a practitioner are not buying into it. Also understand the desire to lower operating costs for a building that a brokerage may not need to operate using today's technology.	11/21/2023 1:35 PM
51	This is a good change that supports the new business reality	11/21/2023 12:41 PM
52	Reduced costs and increased efficiencies.	11/21/2023 12:33 PM
53	Transacting in real estate is a bigger item in people's lives than what possibly members of the industry and or otherwise even realize. If I want to invest in a big ticket item I want to know that the provider of the service to do so is an established and bricks and mortar representative that is a brokerage that supplies unquestionable reputation and a substantive standing in the industry. This isn't in my opinion a "mom and pop" business on its own. If a member of the public wants to meet with the REALTOR@ it shouldn't have to be at a Tim Hortons. If they want to meet at the REALTORS@ office and it is a 1/2 duplex in poor area with a desk in the untidy basement that stinks, then is that what we want. Is it okay for the public to meet in a beer parlor to sign papers or otherwise. Don't we want to elevate the business. For a brokerage to have no office is like a used car salesman that shows up with a car and will take cash owner. Then the buyer finds there is no VIN number afterwards. Then what. Where did that guy go??	11/21/2023 12:23 PM
54	Brick and mortar is becoming a thing of the past.	11/21/2023 11:01 AM
55	Requiring a physical office is outdated and completely unnecessary.	11/21/2023 10:47 AM
56	I believe if you're a legitimate business you should have a physical office location. I don't	11/21/2023 10:38 AM

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believe any brokerage should be able to run their main office from a residential address as its very unprofessional. Dropping off a deposit at a home address is not a good look in my opinion

57	In this modern age of electronic business, I do not see a need for a "brick and Mortar" type of office.	11/21/2023 10:33 AM
58	This is the way things are headed already. I think there needs to be clear ways to contact someone with the brokerage for realtors as well as the public.	11/21/2023 10:27 AM
59	Would depend on the rules around it. Right now there are a lot of fly by night brokerages popping up and knowing who can be trusted with funds is getting tougher.	11/21/2023 10:23 AM
60	Post COVID. The world has changed and the brokerage can do their job from anywhere including online.	11/21/2023 10:17 AM
61	A physical office is required to maintain public confidence.	11/21/2023 10:01 AM
62	Seems logical.	11/21/2023 9:57 AM
63	Just because you have to have an office location does not mean it has to be large or expensive.	11/21/2023 9:13 AM
64	Brokerages need a location to deliver deposit cheques to, locations to directly meet with the broker, etc.	11/21/2023 8:36 AM
65	There be less trust from consumers if a Brokerage only uses a digital address vs. a physical location.	11/20/2023 10:06 PM
66	Contemporary businesses do not need a physical office, but agree need real people and real addresses on them	11/20/2023 9:36 PM
67	We need to ensure buyer's deposits are protected and received by a proper brokerage.	11/20/2023 7:39 PM
68	As mentioned in the notes regarding this survey, more and more companies are doing business virtually, and documentation is secured electronically. This removes the need for a physical address to keep paper copies of documents.	11/20/2023 4:49 PM
69	I find it always helpful to have a physical address - keeps realtors more professional etc. We are not an internet business so not great to make it into one.	11/20/2023 3:59 PM
70	I am leaning to NO as a physical location adds confidence to a consumer.	11/20/2023 3:57 PM
71	we still drop off deposit cheques and pick up keys. We need an address	11/20/2023 3:54 PM
72	Need physical office to avoid the frauds and scams and whenever you need help you know where to go and you can meet your client in your office. So they know in the event of breach or any agents issue where they can go.	11/20/2023 3:49 PM
73	It's good to have physical office. Associates know where to go for answer if they need help.	11/20/2023 3:49 PM
74	It would take away the opportunity to learn and keep in touch with team members, share the information tidbits and take away an opportunity to prospect at the desk for new agents.	11/20/2023 3:38 PM
75	Having a physical location where dissatisfied clients can find their property manager serves as last resort that seems valuable to the public when problems occur.	11/20/2023 2:18 PM
76	50/50	11/20/2023 2:16 PM
77	I think this may put our broker's, agent's at risk by using a residential address.	11/20/2023 1:51 PM
78	I support this, just so long as the brokerage registers a PHYSICAL address (not a P.O.Box) with RECA for the service of official documents.	11/20/2023 1:38 PM
79	There should be a professional address as information sent or held are confidential. If there is a loose system, it is not known who manages mail retrieval etc at the address or if the member moves and does not do a change of mail address etc. There should be a better form of liability and tracing.	11/20/2023 1:35 PM
80	All business are adjusting to post COVID changes in business practices. The cost of office space is typically is not a large expense for a business, the square foot age can shrink, they can utilize executive office center, space sharing etc. but should have a business office. Using	11/20/2023 1:28 PM

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a home address for a brokerage also creates a security issue with dis-satisfied clients showing up on a broker's doorstep.

81	so many get away with using P.O boxes or shared addresses. I would add that if a brokerage is not going to use a physical address then the home address of the broker should be on file with RECA for service requirements when needed.	11/20/2023 1:22 PM
82	Physical offices are becoming a thing of the past. Doesn't make sense for small brokerages.	11/20/2023 1:18 PM
83	Ensure files are available to regulators upon request.	11/20/2023 1:06 PM
84	Virtual offices are quite effective. Brick and Mortar offices are possibly at end of their lifecycle with AI	11/20/2023 1:05 PM
85	Their should be a physical place of business	11/20/2023 12:43 PM
86	Where does a consumer physically go about a missing deposit or other issue if/when their agent isn't getting back to them, or providing accurate answers. We deal with this often enough to know it happens. We are fully virtual as well, providing all options available with current technology for deposits and most still wish to come pickup/drop off a bank draft in person at a physical office location. With the amount of fraud in our industry that FINTRAC is all over currently, I think the removal of this requirement would be in the wrong direction for consumer safety and fraud prevention. The better question should be "should brokerages be allowed to not accept trust funds?" and my answer to that is NO, as they put the cost/obligation onto other brokerage models, which is an unfair requirement in the market. It is a mandatory element of every contract.	11/20/2023 11:36 AM
87	This has become a moot point. Most brokerages are moving to virtual, so get with the times.	11/19/2023 7:15 PM
88	Yes a lot of Home offices are Great, and just think of how much the associates would save in desk fees as they also have home offices.	11/16/2023 5:03 PM
89	The Public likes bricks and mortar and its a safe place to meet the public so I strongly oppose it.	11/16/2023 3:49 PM
90	This will help eliminate additional costs associated with a physical office. As most business can be done digitally, a physical office is not required.	11/15/2023 8:23 PM
91	I neither agree nor disagree with this change, but I am also old school and prefer a physical office to go to	11/15/2023 2:39 PM
92	Many brokerage models do not require a physical office.	11/15/2023 1:23 PM
93	This won't make a difference. most agents are already linked to an "office" no matter the location of the office. being from Grande Prairie a lot of agents have their office located in Calgary which is not close at all. so this change would not make a difference. agents will find a way to be compliant. maybe change it so the physical address is near where an agent practises?	11/15/2023 11:24 AM
94	Fewer physical offices & more remote workers - It makes sense.	11/14/2023 10:23 PM
95	In the public's eyes it may be perceived as bad optics; no office - where do I complain? who do I talk to? how can I resolve my issues if I have no office to attend? In public opinion no office may be perceived as a "scam", lack of reliability.	11/14/2023 10:14 AM
96	We are transitioning to a digital world.	11/13/2023 8:30 PM
97	I may be old fashioned but having an office for staff & Realtors to work & bring their clients is far more professional then meeting in a coffee shop or their residence where they have too much distraction.	11/9/2023 2:50 PM
98	A brokerage should have Bricks and Mortar office. An Associate should be meeting with clients whenever possible at a brokerage office or an appropriate somewhat private public place for their safety. We educate for associates to being aware of their surroundings for their safety. In place of having to have a bricks and mortar that Cyber/ iCloud storage is only required, not sure how this improves the consumers confidence in our industry. I know my clients today and in the past always ask when I am meeting with them where is my office located at. When I explain the process of buying and selling to my clients the Consumer Relationships Guide, the Buyer and Seller agreements I explain the storage of confidential information, who has access to the information where is it stored. Not requiring a physical	11/9/2023 2:48 PM

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location is I think does nothing to improve our relationship/trust with the consumer. I have seen and been to brokerage offices in a residence and the residence was in fact set up and the layout provide consumer access as well as safety for the consumer, associates and the broker. residential offices are a good idea.

99	I feel that brokerages should maintain a physical office space. If we want the real estate industry to be taken as a professional industry, we must maintain a presence in brick and mortar buildings. If we go virtual, I worry that the trust in the industry will degrade.	11/8/2023 4:06 PM
100	This is a tough one. A physical office is a component of professionalism	11/7/2023 1:41 PM
101	Today's environment has opened up further through technology where an office is not a requirement. At the same time, I do believe that all brokerages must list a civic address as their location and not just a PO Box Number. Despite this, it is still a great approach for a brokerage to have an office location for the benefit of their agents but that should be left to the brokerage making that decision. As for a mortgage brokerage, office location may be looked at differently as there are specific requirements outlined by Equifax Canada and Trans Union Credit Bureau Companies that a Mortgage Brokerage must maintain for security purposes to allow the brokerage and its agent to pull credit bureaus and maintain an account with either bureau.	11/7/2023 1:29 PM
102	This is an extremely unrealistic proposal. Not good for the industry at all.	11/7/2023 8:19 AM
103	Use of common space at the CREB building could be an option for team and brokerage gatherings.	11/5/2023 10:49 PM
104	Please note I know that our current virtual circumstances did improve a lot over the past 3 years. I feel this will be just the start of a change that will move further and before we know the broker office will be on the "cloud" This is a huge risk and I feel RECA must have access to a fiscal office to perform audits at any time. Offices must provide access to the public during office hours to support consumers. Offices at private residential properties will not be very user friendly to the consumers. We already find more and more consumers that want to do transactions remotely without fiscal presence. These conditions are a huge risk for associates to comply with our FINTRAC regulations. RECA should restrict these conditions especially with this current AI improvements.	11/5/2023 4:50 PM
105	It will be up to each Brokerage as to how they operate and then up to each individual Realtor if that Brokerage supports them the way they want moving forward.	11/3/2023 10:54 AM
106	Only if there is a designated address in the province for which the delivery of documents and service is available.	11/3/2023 9:16 AM
107	In our digital world today I do not think a brick and mortar is necessary. The overhead is also extremely costly for broker-owners.	11/2/2023 8:55 PM
108	It is more professional to have a physical office where there's support staff, proper storage of documents. It's a better opportunity for training and colleague interaction.	11/2/2023 5:13 PM
109	There still needs to be a physical location that the agents and/or public can go to for deposits and/or meetings	11/2/2023 4:04 PM
110	Where does a client go if there is issue? where are sensitive files stored? This opens a significant governing issue and we will be inundated with fly-by-night online brokerages promising low fees and no service. Clients will ultimately suffer	11/2/2023 4:02 PM
111	I go to our office but not often. It is becoming a thing of the past. Although I would chose not to work for one without it at this point.	11/2/2023 3:12 PM
112	With things going digitally this could be a possibility. But my concern would be confidentiality. Would need stringent rules and regulations for this	11/2/2023 2:44 PM
113	While this may seem reasonable at first glance, it presents significant challenges. While it could be viable if a brokerage qualifies for a business license at its registered address, the approach cannot be universally applied due to diverse zoning bylaws across jurisdictions. Furthermore, making personal home addresses public records could pose substantial safety risks for our industry members. Moreover, in the proposed licensing framework, consider a situation where an industry member is registered with two brokerages (A & B). If they are served for a civil case at the service address of brokerage A, pertaining to activities conducted with brokerage B, it could harm the reputation of brokerage A, potentially leading to additional	11/2/2023 2:34 PM

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legal disputes. The fact that the statement of claim, including the service address, is a matter of public record raises questions about whether the agent intentionally evaded being served. This scenario raises concerns about the validity and dismissal of applicants' notice of service due to the bureaucratic complications that the newly proposed framework might create

114	Strongly support moving into the new world.	11/2/2023 1:32 PM
115	Yes	11/2/2023 1:19 PM
116	For Condominiums we are a business and should have an office to be able to accept fees, be a face to hear complaints, etc.	11/2/2023 11:12 AM
117	It is our opinion the public would prefer to work with a brokerage that has a physical location, specifically to understand where they are located. Without this it will create confusion dealing with shadow brokerages that have no known location. The public want to know they are dealing with professional in the market or if not understanding this. This change would lower the view of the industry.	11/2/2023 11:08 AM
118	Yes and no. If you have a single realtor or single mortgage broker, it might be a home office. Who wants extra foot traffic in their home today? I think we should have it at 4+ plus the broker total 5! This should be demarcation of getting an outside office to the public. (6+)	11/2/2023 10:59 AM
119	With the changes in our economy and our world more successful businesses are finding ways to be creative with their business plans and structures. I feel that real estate is lagging in the acceptable changes and find that most clients prefer to meet in their home or even a public place. A physical address requirement increases costs to a business and it may not have sustainable rewards. It is an alignment with the changing world to NOT require a physical business office.	11/2/2023 9:28 AM
120	Sounds great!	11/1/2023 9:34 PM
121	This makes a lot of sense.	11/1/2023 9:24 PM
122	I think this should be broken down into two distinct points. One for registered business address being a physical location, and the second being that work does not have to be exclusively done at that physical location to accommodate virtual and remote working environments.	11/1/2023 7:59 PM
123	I'm not sure. It would seem not having a physical location could impact a buyer's options when it comes to deposits. For older people in particular, there is a mistrust of the internet and online storage etc. I can imagine some of my elderly clients not feeling too happy about me uploading an image of their bank draft rather than taking it to a physical location to be deposited into a trust account. Moving to having no physical locations could erode public trust and may also lead to lower service levels.	11/1/2023 7:12 PM
124	I strongly believe any licensed Brokerage needs to have a registered business office. I think the rules should change to allow for an actual office, the broker's home address, or an Associate broker's address. It should not be permitted to use an associate's home address. The registered business address should be something the public has access to, they need to know where and how to contact the Broker if needed.	11/1/2023 2:30 PM
125	We provide a service to the public, people need to see a physical office.	11/1/2023 12:20 PM
126	A physical office provides order, structure & discipline to those who use it on a daily basis. I believe it also carries a sense of security/safe net for those who cannot work from home. I know clients that have been in favor of choosing a Realtor that has a physical, office location.	11/1/2023 11:03 AM
127	A physical location is beyond valuable	11/1/2023 2:44 AM
128	I do believe that a physical office offers a sense of legitimacy to the business.	10/31/2023 10:16 PM
129	Brokerages that our ran out of personal houses or virtually, shed light on the professionalism of our industry or there lack of.	10/31/2023 4:14 PM
130	I believe this aligns with industry trend where many service oriented businesses are working remotely	10/31/2023 3:22 PM
131	In light of hybrid work environment changes this should be carefully considered, however there should be a manned location where deposits could be dropped off at all hours for customer service reasons to the public.	10/31/2023 3:02 PM

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132	We have learned that remote work has many advantages and with the help of today's technology, there is no need to have a physical office anymore.	10/31/2023 12:55 PM
133	There are already problems with virtual brokerages that have one broker responsible for hundreds of agents. They are currently required to have a physical office and it hasn't solved any problems associated with those brokerages. If they don't have a physical office where their deals are processed, I suspect it would be more difficult for the broker to supervise the staff and make sure the paperwork is in order.	10/31/2023 11:26 AM
134	For Safety purposes, such as dropping off deposit cheques, I wouldn't feel safe at someone's home.	10/31/2023 10:50 AM
135	Removing the requirement for a physical office lowers the standard of professionalism. If there is a consumer complaint or concern, there should be a brick & mortar location that is visibly present. Fraudulent activities occur less with a physical location.	10/30/2023 10:01 PM
136	The necessity for an independent business location fosters accountability in the industry. There are many different types and sizes of brokerages and this creates a competitive environment and provides alternatives to the public. If brokerages are only required to have an online presence this would negatively affect transparency and reduce knowledge of who it is that is actually serving the public. It will also hinder RECA's ability to regulate the brokerages .	10/30/2023 4:39 PM
137	Business has changed and a brokerage should have the opportunity to choose the model that works best for them.	10/30/2023 3:37 PM
138	Before you get rid of this requirement, you will need to deal with the records that are being maintained, and where they are maintained. Let's keep professionalism in the industry and keep people registered at an office.	10/30/2023 2:44 PM
139	NO...every Brokerage should have a physical office, even if it is working out of a residential home. If everyone in a Brokerage is working out of their home, and has records in their home, then there should be multiple locations listed for their operation...but NEVER NONE	10/30/2023 12:28 PM
140	Its one thing that now makes our industry unique.	10/30/2023 9:43 AM
141	Yes, this updates it with the times and increases the safety levels of our licensees. Also a physical location does not add actual any stability or reassurance to the end consumer. That is a very outdated way of thinking.	10/29/2023 1:10 PM
142	Strongly oppose. I believe each brokerage should have an office. One place for safekeeping etc.	10/27/2023 12:15 PM
143	I can imagine to movement of some of your problems.	10/27/2023 11:22 AM
144	I value the office space that my brokerage provides. It holds us to a higher standard, space for training, space for deposit drop offs, actual management to speak with in person if needed.	10/27/2023 11:08 AM
145	I think this is a slippery slope! The ever increasing spam and fraud, why would we want a virtual risk? Why would we want a Brokerage that is not Albertian? There is already a couple business models that are hard to track down for even a showing confirmation. I do not like having to book a showing from a service in Ontario and wonder if there is a local Reprehensive. Consumer confidence gets impacted with this type of nonsense in my opinion.	10/27/2023 10:49 AM
146	I believe continuing with a physical environment provides public confidence in our industry	10/27/2023 10:35 AM
147	This is the first mention of significant costs and profitability in this survey. Cost and profitability do not seem to be a concern in any other aspect of this conversation. Having a physical address is a requirement of incorporation. Are you suggesting the incorporation rules be changed? The public wants a physical location, they want to know they can go to an office and meet a real person. (Even some brokerages that have online offices and meeting spaces still acknowledge the usefulness of a physical space.) How can RECA accept the address of 'any associate' (don't you mean 'licensee'?) as the location of the brokerage. We are dealing with REAL ESTATE here, not a vapid online direct marketing scheme, shipping condos by van overnight. A location gives credibility and at least the impression of permanence. We have an industry that already suffers from a lack of credibility in the public's eyes, not having an office would not be a good thing.	10/27/2023 10:18 AM
148	I feel a physical office is necessary to provide clients with a place to relate the business to. In Cities it would probably not be as necessary as in smaller communities clients want to see a	10/27/2023 8:52 AM

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	business place.	
149	This makes sense from a cost standpoint, particularly smaller brokerages.	10/26/2023 4:50 PM
150	If we are professionals should we not have a professional presence in the community we conduct business which includes a place of business that is physical office? I feel the general public is more trusting of a brokerage and associates that operate in a brick and mortar setting than an obscure one.	10/26/2023 3:32 PM
151	If 'cloud' offices are allowed to function and not have to register a physical address, that could open the doors to industry disrupters which wouldn't help consumers because where would the accountability and oversight be? This would have the potential to create issues with the public when they tried to locate a business	10/26/2023 3:27 PM
152	Have had clients go to drop off deposits and there is only a part time office or no one ever there. Public perception very unprofessional of the industry	10/26/2023 3:27 PM
153	LEAVE WELL ENOUGH ALONE. STOP SCREWING WITH A GOOD SIMPLE SYSTEM	10/26/2023 1:35 PM
154	I believe the broker should have to register their own address at the very least, which has to be a physical location somewhere in the brokerage's jurisdiction [ex. not a P.O. Box].	10/26/2023 1:16 PM
155	in a more digital age, as long as an agent is able to successfully fulfill their obligations to their clients I see no harm in this.	10/26/2023 10:41 AM
156	I believe that implementing policies such as this will only contribute to significantly increasing the number of Brokerages and thus increasing the workload of managing potential a significantly higher volume of Brokerages.	10/26/2023 9:49 AM
157	Consumers should have a place they can find the Brokerage in which they are signing an agreement with. A minimum, there should be very clear Broker contacts on ALL agent websites, regardless of this change. Consumers should always have easy access to an additional point of contact in case there is concerns with their agent, especially as they are the one the consumer is actually hiring. Most buyers/sellers don't understand that they are hiring a BROKERAGE and not just an agent.	10/25/2023 3:53 PM
158	A registered office can be anywhere - why shouldn't brokerages be able to reduce the costs associated with leasing or owning a designated space? You place if business does not define your code of conduct or ethics	10/25/2023 3:40 PM
159	I understand if the office is a "one man"office that a physical location may NOT be required. If more than one person in office, I feel physical location is required for professionalism of our industry.	10/25/2023 2:36 PM
160	They should have a physical office for dropping of cheques and multiple office staff, education, private meetings in person and so on. Been at a cyber brokerage and it was horrible to get information, assistance, etc.	10/25/2023 2:15 PM
161	Realtors could be huge businesses that are used strictly on line like amazon. Personal knowledge about an area provides better service to the public. It is important to have a business like atmosphere rather than a casual home experience for clients to go to. This may be dangerous for realtors too. A client sees information on a billboard and meets the realtor in her/his private home. This could make realtors vulnerable.	10/25/2023 2:10 PM
162	I think that brokerages need to maintain a physical address solely for the fact that RECA and the public need to know how to contact them. There are many different options for this now... shared office space that provides mail service, group work spaces that rent out single offices or a single desk with mail service, and/or home office use. I think licensees and especially brokerages need a physical address. Also for security and confidentiality purposes - how many cheques are still physically delivered? Many! They need a place to go that is secured, locked, traceable, and confidential.	10/25/2023 2:04 PM
163	Deposits in trust, still need to be delivered somewhere and if you have an uncooperative listing agent, unwilling to give the office details and that can't be found anywhere, this is not a help.	10/25/2023 1:51 PM
164	I think this day and age it is not required to have a physical office with the tools we have now since the pandemic. However, brokerages should be aware of the implications that entails, privacy issues, properly explaining documents and continue to offer a high level of professionalism.	10/25/2023 1:45 PM

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165	Absolutely do not support this. To me it would cheapen the whole industry by not having a professional office for clients to go to should they choose. Also having an office is a bit more structured	10/25/2023 1:34 PM
166	Only if the Brokerage is in a reasonable distance of it's service area. If they are out of their home and not correctly registered as a business, could cause some difficulties.	10/25/2023 1:26 PM
167	If your a brokerage then have a place of business	10/25/2023 1:11 PM
168	I feel this would make sense since so many smaller brokerages have to bear the cost of a physical location and this would save them some money.	10/25/2023 1:09 PM
169	How would you ensure that all the people associated with a "location-less" brokerage are actually eligible to operate in Alberta?	10/25/2023 12:43 PM
170	I love how you're trying to save money for brokerages here but are fine with trying to jack up literally every other expense where you're collecting money.	10/25/2023 12:39 PM
171	Many brokerages do not operate with a physical location and as such this rule is outdated.	10/25/2023 10:32 AM
172	Having a physical presence is not a bad thing. Many benefits. Without this there could be every Realtor from every province involved here without knowledge or competencies. This is one small step to ensure a connection to the area practiced.	10/25/2023 10:25 AM
173	This doesn't make sense	10/25/2023 9:16 AM
174	Bricks and mortar promotes face to face interaction and support. Virtual offices are lacking in this.	10/24/2023 4:17 PM
175	The rule does not seem to be followed currently so not sure the question. CIR has agents all over Alberta but only limited CIR brokerages. The no names from down east listing homes. Fix it, don't change it	10/24/2023 2:33 PM
176	Communication is key for RECA and the ability to contact the brokerage.. so long as there is one address, an email and a phone number kept on record and updated yearly, then it should be good. I would go so far as to say that there needs to be immediate reporting if an address or phone number changes for a brokerage. Some very small 1 or 2 person offices especially need to be followed up to ensure that they are not falling between the cracks and getting themselves into trouble because they might have bit off more than they can chew.. some folks think it's easy to run a brokerage.	10/24/2023 1:35 PM
177	It sounds like this is just removing the requirement to advertise a business address? If an address is still required. I an open to discussion on this one but am currently opposed to the change.	10/24/2023 10:44 AM
178	I think this will make the profession looks less professional. A physical office showed commitment and professionalism. It just doesn't have the same feel as a brokerage operating out of a basement. A real estate office that doesn't have a physical location appears to convey a "fly by night" type of business to the public. This also potentially allow the operator of the brokerage to "hide" from its clients, especially in the PM world. Most of the complaints from the public is "my PM didn't get back to me" or "my PM went missing and I can't find him/her". Imagine property owner or tenant can't find their PM for maintenance work. This could potentially encourage "slum lord" operations and likely ruin the reputation for all in the PM industry.	10/23/2023 10:10 PM
179	All files are electronic anyway	10/23/2023 6:05 PM
180	yes, it is the way that business is going and has been going for some time. The dinosaurs like Remax and RLP are going to be redundant soon unless they change with the times. The uptake of brokerages like EXP and Real over the past few years has been worth paying attention to ... for the reason of not having to pay high brokerage fees for what? Bricks and mortar? Who needs to pay so high of desk fees for someone else's office. I am not with EXP or Real, but I moved for 100% this reason a few years ago from Remax to GCRE.	10/23/2023 5:49 PM
181	It's not difficult/expensive to rent an address for the purpose of fulfilling the current obligations RECA requires of brokerages. If this minuscule cost affects a brokerage's ability to operate profitably, 1) I'm calling BS, 2) perhaps your model is broken if you can't make a living. Eliminating the need for a physical office/address and requiring ONLY an address is silly. Who does this benefit? (big "cloud" brokerages, and broke boutique/independent shops, at best, if at	10/23/2023 4:41 PM

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all). RECA isn't requiring a brokerage to sign on to a lease with huge overhead. It's not rocket science. Eliminating this requirement opens the floodgates for fly-by-night operations to degrade and erode the confidence in the industry as it makes it far easier to operate a "pop up shop" and then disappear if things go sideways/a broker gets into trouble.

182	I want a physical address	10/23/2023 3:13 PM
183	Yes, virtual is becoming the way of the world. Those that are completely virtual is fine. As long as they are following the rules, guidelines of the brokerage. I don't see it as an issue.	10/23/2023 11:49 AM
184	Brokerages need to have a registered business address.	10/22/2023 12:32 PM
185	Is it really necessary today?	10/22/2023 11:23 AM
186	Looking forward this would allow Artificial Intelligence business models from anywhere in the world to transact. The public is at risk if there is no physical presence or tangible broker to answer to any potential investigation. This would present significant risk to the public.	10/20/2023 8:24 PM
187	Excellent idea for todays world	10/20/2023 7:46 PM
188	There may need to be some consideration/requirements involving storage of confidential documents if they do not have a physical office.	10/20/2023 7:34 PM
189	We need to continually treat the brokerage like a professional business. With agents making huge salaries along the same lines as dentists/dotors etc. they don't operate out of their house. This will diminish the industry in my opinion.	10/20/2023 5:06 PM
190	I am strongly opposed to it for the simple fact that I have been doing this for 20 plus years and believe this is how it should be done. I also believe by moving into your home it takes away from the professionalism. We are not Amway. We are one of the highest profile professions in any community, I believe we need to conduct ourselves that way. You do not see lawyers for example working out of their houses. From a different view point, the public needs a place to meet, as well some subdivisions do not allow home based business.	10/20/2023 4:18 PM
191	The responsibility of a brokerage is increasing rather that decreasing. If your willing to consider offering a brokerage service an office space should not be a major setback considering the support and resources that is needed to provide. I don't believe this move will better serve the public.	10/20/2023 1:51 PM
192	oppose for the same reasons as previous, unless we treat a brokerage like a business and support clients and agents meeting in person I fear that it will erode the reputation of our industry. I also strongly believe there are some major safety concerns if a brokerage doesn't have an office. A big part of our safety policy is for agents to meet at the office during business hours when it's a new prospect that they haven't met or if there are any red flags while they are qualifying someone over the phone. If brokerages don't have offices where are agents going to meet prospects for the first time, a vacant home or invite them into their own home? I've dealt with exponentially more angry and unhinged clients in the last 3 years than I have in my first 10 years prior. Just last week we had to deal with someone who was clearly going through a psychotic episode.	10/20/2023 12:27 PM
193	One issue I can see with this is for holding deposit and keys. I don't think it is appropriate or safe that members of the public would be going to a broker or associates home to drop off/pick up keys and deposits.	10/20/2023 10:53 AM
194	This is not a good idea at all. This will allow too many potential cloud brokerages with no roots in Alberta. This could also lead to issues if you have an issue with a member of the brokerage and there is no brick and mortar location to find the individuals broker. Having the requirement to have a physical office at least ensure that the brokerage will have some physical ties to Alberta.	10/20/2023 10:23 AM
195	If my clients wish to use a certified cheque or bank draft, they can't. The only option is to pay the banks transfer fees. With no physical office there's no option. This is not good for the public to add extra or hidden fees	10/20/2023 10:08 AM
196	Yes as long as that brokerage is able to accept deposits via electronic transfer. Instructions on how to submit deposits should be a required attachment on all of said brokerages listings.	10/20/2023 10:06 AM
197	many brokerages now operate successful & safe virtual environments	10/20/2023 8:46 AM
198	Not important to me.	10/20/2023 8:41 AM

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199	This is a great initiative and promotes starting new brokerages	10/19/2023 6:26 PM
200	I support not having to have Bricks and Morter. However, the registered business address should be that of the broker. This makes it clear to the public who the broker who is. You don't want someone in Edmonton, registering a brokerage in Calgary with one associate who lives in Calgary and that associates address. Again, a broker also needs to have a knowledge of the area their associates work in.	10/19/2023 3:59 PM
201	I think for clients and agents there should be at least one physical office per major city. Even if its a small space I think it's important for accountability for their to be something tangible rather than all online	10/19/2023 2:00 PM
202	NO NO NO, it is already a struggle to deal with brokerages that don't have physical addresses. This online digital world in real estate has to stop, this is people's biggest investment, and we can not let go of the customer/client part of Real Estate. If you want to see more problems and lazy realtors, do this!	10/19/2023 1:45 PM
203	brokerage offices should be mandatory. It is good for everyone.	10/19/2023 12:59 PM
204	Right now is the worst experience to workwith online brokerages. Can't get hold of anyone, you do not know if they are still in business, and have no idea where the money get deposited. I think it's going to be a matter of time when someone can create a fake brokerage and a hack someones system.	10/19/2023 11:46 AM
205	I would just allow the broker have the brokerage registered to his/her orivate resident.	10/19/2023 10:55 AM
206	While I do not agree it creates significant costs at, as a person can simply register a home address as you say, I can see that it doesn't necessarily need to be public. I do think the city where it is registered does though, and it MUST be a city in Alberta.	10/19/2023 10:49 AM
207	The general public needs somewhere to physically go if there is an issue.	10/19/2023 10:20 AM
208	the public need to be able to find someone who is responsible to talk to and be visible	10/19/2023 10:05 AM
209	Double edged sword question. Pending who's proposed this issue and as to why.	10/19/2023 7:24 AM
210	If they can maintain their brokerage without having an office, why incur the cost of having an office	10/19/2023 6:52 AM
211	Im ok with it in theory if done honestly and properly. However, what I'm not ok with is a Broker who lives 100% time in Ontario, USA, Mexico kind of thing and opens a brokerage in Albert with a registered office at a law firm. The broker needs to reside in the province of which they practice real estate. How does a broker truly have oversight and control when they have never even met the people in real life? Zoom is not real life.	10/19/2023 6:25 AM
212	This is great as a managing broker based out of province as office expenses are completely unnecessary in today's digital world & all files are safer / accessible when stored electronically.	10/18/2023 6:10 PM
213	For our clients there need to be a place they can go if they have questions and concerns	10/18/2023 4:09 PM
214	Not needed in 2020 and beyond.	10/18/2023 3:55 PM
215	I did not know there had to be a physical office. We deal with several "virtual brokerages", so I thought it was already here.	10/18/2023 3:18 PM
216	Need a physical location - a face to the brokerage - even if its the brokers basement A significant agent/consumer population is not all that electronically savvy at this stage Should mention the recent process of buyer agent doing deposit paperwork & dropping off deposits at bank is murky - should be banned - that's the listing brokerage's conveyancing /trust responsibilities	10/18/2023 1:30 PM
217	In 5 years I have never had a client visit our office. If it is effective to for team building, that may be at their discretion. Our records are entirely digital allowing access from anywhere in realtime. No office can support that ability.	10/18/2023 12:55 PM
218	Retaining an storefront will give the industry as a whole more credibility.	10/18/2023 12:27 PM
219	Brokerages should be required to have a space for agents to use if they so choose. Also supports the legitimacy of the brokerage. Enforce requirements that gives customers and customers trust, having a physical space to go to helps with this notion.	10/18/2023 12:12 PM

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220	I work for a cloud brokerage. As long as there IS an address, who cares whether there is a business 'office' at that address.	10/18/2023 12:09 PM
221	Brokerages should have an office to meet the clients	10/18/2023 11:05 AM
222	As long as the brokers (person) physical location is known, a bricks and mortar address isn't necessary.	10/18/2023 10:02 AM
223	Being with exp I don't feel we need an actual physical address, which was not fun getting set up	10/18/2023 9:46 AM
224	There is comfort to customers that come a physical office.	10/18/2023 9:02 AM
225	As Brokerages and the real estate community move to a paperless society, a physical presence is important only for those who feel that they get street traffic or have training centers. Most Real Estate professionals work in numerous locations and have remote meetings held on digital platforms. In rural centres where banks are not present, this could pose some logistical issues for Buyers with submitting deposits.	10/17/2023 10:44 PM
226	As long as I can still get condo documents from them or deliver a deposit when they don't allow wires or transfer, although anyone who doesn't have a physical office better be able to do electronic deposits.	10/17/2023 9:23 PM
227	This initiative removes unnecessary red tape which is what RECA's changes should do.	10/17/2023 7:39 PM
228	Removing offices will reduce the mentoring and training of newer agents from senior/experienced agents and their broker.	10/17/2023 6:22 PM
229	A brokerage is a business and needs to conduct as such. Yes - some transactions happen online but there should be a "home base" for clients to stop in at if required. We're moving too quickly to a non-contact world and I don't agree with that.	10/17/2023 5:08 PM
230	As long as they have an address on file as to where RECA can contact them I have no issues with this.	10/17/2023 4:06 PM
231	Brick and mortar does give more legitimacy for clients, especially when dropping off deposits, which can feel shady when dropping at a personal residence.	10/17/2023 4:06 PM
232	Too much confusion for customers	10/17/2023 2:00 PM
233	Clients should always have an option to do an in person meeting and by removing the need for a physical office, I feel this would be a disservice to the owners and clients.	10/17/2023 1:36 PM
234	All brokers should have a B&M office	10/17/2023 12:05 PM
235	Absolutely not. The office is the place to serve clients. Disappearing into an electronic void does not serve not agents nor clients properly.	10/17/2023 11:34 AM
236	I believe there are pros & cons to this idea. I work remotely though know that I have office support should I need to go into office, or pick up or drop off material. Many of our associates offices are empty as since Covid they have used alternate work meetings and spaces. I am sure this is a large expense for brokerages and possibly smaller spaces would work in many brokerages.	10/17/2023 11:32 AM
237	not professional to not have a physical address	10/17/2023 11:16 AM
238	Yes this is a work from anywhere industry	10/17/2023 10:09 AM
239	I believe that as we are moving to a more digital age, majority of brokers work from home, and having a physical address is unnecessary. I believe the broker/owner will need to provide an address for mail, etc. to be delivered for the office AS WELL as their personal address to be registered with RECA.	10/17/2023 9:52 AM
240	This would open up a lot of options in the industry.	10/17/2023 8:10 AM
241	I can be convinced either way with this. The current requirement sets a precedent for what is required and in effect it would set a barrier to entry for brokers who are not serious about starting a brokerage. Removing the requirement could make sense because physical office space is becoming less important, however I could also see this change being negatively perceived by the general public, thus lessening our professionalism in their eyes.	10/17/2023 7:40 AM

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242	In the modern business world, more and more brokerages and businesses are cloud based. RECA should move to accommodate this changing business model.	10/16/2023 9:22 PM
243	Operating a brokerage out of a home is not great optically, dropping off a deposit cheque could feel un-secure.	10/16/2023 7:31 PM
244	will help to establish residency	10/16/2023 6:40 PM
245	Isn't eXp Realty already doing that?	10/16/2023 5:48 PM
246	Welcome to 2023, RECA. We are happy to see you.	10/16/2023 4:43 PM
247	Requiring all brokerages to be corporations solves the problem. Corporations must have a registered office in Alberta - most often a law firm that can accept service of all documents.	10/16/2023 3:43 PM
248	A brokerage should maintain a physical office.	10/16/2023 3:24 PM
249	There are currently virtual brokerages operating (EXP), rarely is time spent in the brokerage physical space	10/16/2023 3:17 PM
250	An office should be mandatory.	10/16/2023 1:59 PM
251	This diminishes confidence in our industry whereby the Brokerage doesn't have a physical office.	10/16/2023 1:30 PM
252	We are a professional industry, and one that people need to trust. Having an office is critical to this aspect.	10/16/2023 1:07 PM
253	It's a virtual world. I do agree there needs to be a registered mailing address for official correspondence. The only challenge is that consumers might find the registered mailing address and go looking for the brokerage to drop-off something off, not realizing it's a just a mailbox in a mall or something. I would suggest that brokerages can select to display if it's an office location with a traditional office setup and street address, or if it's a virtual office with a registered mailing address only. Maybe this helps consumers. Maybe it's not really a big deal since I operate as a virtual office I already get calls from clients trying to find the door to the office when there's no actual office, it's just a mailing address for conveyancing.	10/16/2023 1:04 PM
254	overdue	10/16/2023 12:57 PM
255	small brokerages do not need physical office	10/16/2023 12:50 PM
256	Seems like a no brainer. The world is changing and RECA should adapt with it.	10/16/2023 12:18 PM
257	everything is so digital now and so many rather meet at the home or coffee shops ect. If a brokerages chooses to have a physical address great if not then just a mailing address which could be the broker/owners address or a law firm, po box what ever the broker/owner choses.	10/16/2023 12:15 PM
258	This gives more flexibility and reflexes the modern age. It would be a positive thing.	10/16/2023 12:06 PM
259	I don't know what you are talking about. Lots of small brokerages already operate out of their homes ... But yes there should be offices. Think about what is best for the agents not the profitability of the brokerage. Old school perhaps.	10/16/2023 11:42 AM
260	I don't think that the registered address should be the associate or associate brokers, it should be the broker's address.	10/16/2023 11:28 AM
261	Unsure of how RECA would regulate brokerages that are based out of province/country and register a P.O box or random address in Alberta. Further a physical location does help with public perception	10/16/2023 10:55 AM
262	In today's world, having a physical office is not critical to client service and does not better protect the public.	10/16/2023 9:55 AM
263	We are in a real-estate business, which is on the ground business. By removing the requirement to have a physical office will send a wrong signal to the public.	10/16/2023 6:41 AM
264	Most businesses that do not have an office where the general public can attend does not promote competency. My belief is that if someone hides behind an address, who will audit to see if the address exists. We are looking at consumer protection, no hiding behind closed doors.	10/16/2023 6:40 AM

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265	We need offices and not home offices	10/16/2023 1:07 AM
266	P.O. Box sufficient.	10/15/2023 8:53 PM
267	having a physical address provides the public a place to go if there is some discussion otherwise to many associates will think that being a broker is something that everybody can do and issue always arise where public have nobody to talk. especially if something small that does not require reca to be involved. otherwise reca will get a lot more complaints and increase the cost of reca which means higher fees for brokers	10/15/2023 7:02 PM
268	Arguments could be for or against. Since Covid and beyond much of society is used to doing things online, however we must keep the public trust and integrity out there. I for one like to work remotely and am usually at my computer every day, however there are times that clients want to meet and think that when we are talking about personal and confidential things that should be in an office environment and probably not a coffee shop. I could see an uptake in more brokerages opening up if people can do that from home and not have an office address. Again there are pros and cons to having more brokerages out there and see many looking to do this to avoid some of the brokerage fees, but then again without an office/presence in the public is this pushing the public to more of the online discount brokerages. Again we must look closely at this before making changes.	10/15/2023 4:11 PM
269	A lot of things are done digitally now and I believe there would be more brokerages if this requirement was gone. But also having an office helps our clients that are not great with technologically. And also provides a good way of advertisement. It would benefit the broker but would not benefit the licensees if there was no brokerage office.	10/15/2023 4:00 PM
270	We rely on marketing to enhance our business. Taking away physical offices, unable to hold "realtor on duty" services etc., only diminishes our industry, and will not allow an open door policy for the public to visit with us. Silly idea.	10/15/2023 3:17 PM
271	Fantastic idea, I like the way it removes barriers for smaller brokerages!	10/15/2023 2:42 PM
272	Few issues with this; Using home addresses for official documents might raise concerns about document security and confidentiality, especially if sensitive client information is involved. Also, Regulatory bodies might face difficulties in ensuring compliance with regulations related to brokerages if there is no central physical location to monitor activities and conduct inspections.	10/15/2023 2:27 PM
273	It is hard enough to find service in todays business atmosphere. We cannot throw away all structure because we are more comfortable working in our pajamas from home. There must be an extension of professionalism with a physical presence. There must be someplace for the consumer to go to have redress if necessary, not just a number where you press 7 to speak to a representative. This goes directly to consumer advocacy. If you are serious in Real Estate Brokerage of any kind, then be serious, have a physical office. We need to raise the bar, not lower it.	10/15/2023 11:20 AM
274	I feel each brokerage should have a brick and mortar location for the public and agents to address concerns. The digital era has eliminated far too much of the personal aspect of real estate and removing a building requirement would further this.	10/15/2023 9:45 AM
275	The requirement for a physical office should be upheld. Alternatively, if a physical office is not mandated, a publicly accessible mailing or office address, such as one provided by the local real estate board, AMBA, or a similar entity, should be maintained. This serves both the public interest and the protection of brokerages, particularly when considering the use of a home address for a brokerage. A home address does not project a strong and professional image for the real estate industry as a whole.	10/15/2023 9:25 AM
276	I'm ok with a Home address however NO PO Boxes etc could open up for fraudulent brokerages.	10/15/2023 6:48 AM
277	I work in condo management and a lot of us work from home and don't allow people to visit our employees at the office.	10/14/2023 11:38 PM
278	I think we need to move beyond the previous restrictions, and allow this to pass	10/14/2023 9:41 PM
279	I think as a consumer it would be hard to distinguish if the brokerage was a legitimate business without a physical office. Also a security concern for where sensitive documentation is stored.	10/14/2023 8:19 PM
280	We are moving more and more into a digital era and believe brick and mortar will soon be	10/14/2023 6:28 PM

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	obsolete	
281	Not having a physical business location makes it too risky for someone to open a brokerage and ask for deposits. We need to protect the public	10/14/2023 3:51 PM
282	Too many 1 person at home brokers are not conducting business as it should be. Having a physical office is a commitment that will help discourage do it yourself/as I likers. We need committed business owners.	10/14/2023 3:46 PM
283	So many people work from home now, I feel it physical offices are redundant. Brokers can work form home and many do. The office is only a place to receive mail and drop offs.	10/14/2023 2:42 PM
284	When an individual incorporates a company in Alberta, they must provide something called an "address for service." This address must be a location in Alberta where books are kept. Whether this is a home, office or accounting firm - shouldn't have any bearing with RECA.	10/14/2023 1:32 PM
285	Times have changed.	10/14/2023 11:14 AM
286	This policy would open the door to digital virtual marketing companies that have offices in Asia and no regard for the client's best interest. In order to sell Real Estate you have to have an office to keep records and a business licence with the City you are in to conduct business.	10/14/2023 11:07 AM
287	Physical office no longer needed with current technology	10/14/2023 10:51 AM
288	There must be a place, as secure place for deposits and for commission checks. Not all can be digital, no should it be. As long as bank drafts are required for deposit and etransfer limits the amount that can be sent. Physical office must be maintained. when etranfer gets to \$50,000. Reca can consider, commercial transactions have larger deposits, they still need an office.	10/14/2023 10:30 AM
289	I think it would depend on how the associates would need to display their brokerage addresses in their documentation and advertising. It may create confusion with offices having addresses from other areas of the province, country or world.	10/14/2023 10:25 AM
290	I feel this will reduce our professional image to the public	10/14/2023 10:22 AM
291	Members of the public never visit our office. Like ever. It would be more cost effective to rent a board room etc.	10/14/2023 10:04 AM
292	Why does this matter? Some operate out of their home anyway. You're making work now	10/14/2023 10:00 AM
293	I believe this would be confusing to the public if there was no office at all.	10/14/2023 9:51 AM
294	I don't think opening a brokerage from your basement would add to the professionalism of our industry. Not every brokerage might need offices and meeting rooms, but a central place to deliver deposit cheques and pick up keys is essential to the smooth operation of our business. Even a small space adds to the legitimacy of a business.	10/14/2023 9:49 AM
295	It sucks dealing with EXP and having to do the deposit for them. It is against the rule for them to do that, but yet again RECA/AREA/CREB do nothing.	10/14/2023 9:45 AM
296	Yes, let's move forward with the digital world.	10/14/2023 9:43 AM
297	We should have brokerages work and live in the areas they service. We have it now with brokerages working in town/city without local licences and it creates issues with these companies. ie. A brokerage in Calgary working in Edmonton. Recently my buyer was suspicious of his purchase as they were not local, he could not drop off a bank draft. If the deal collapsed, he could not pick up the return of deposit. He Felt very uncomfortable with this brokerage with out a physical address. This will lead to agents being responsible for their own conveyancing and brings up legal issues there.....	10/14/2023 9:41 AM
298	I would expect the registered brokerage office would have to be a physical office within Alberta and not a post office box...	10/14/2023 9:40 AM
299	A physical office can be costly when many folks now work from home.	10/14/2023 9:28 AM
300	I think there should be an office where all files and documents are stored efficiently and confidentiality can be maintained effectively.	10/14/2023 8:40 AM
301	It's too expensive. And no longer required	10/14/2023 8:31 AM

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302	Associates require supplies currently supplied by the brokerage. Also deposits are left at the brokerage. This would all have to change.	10/14/2023 7:52 AM
303	This will lead to brokerages leaving clients with no where to turn if an agent misrepresents them for example. Emails can go unanswered forever.	10/14/2023 7:13 AM
304	This is very needed.	10/14/2023 6:48 AM
305	I still believe in a brick and mortar stomping ground to run a brokerage from. It's important for the public, realtors and over all future strength	10/13/2023 11:54 PM
306	There should be a place the public can go to find the broker.	10/13/2023 11:03 PM
307	There still needs to be a brick and mortar / face to face aspect of this job. Deposits aren't always electronic.	10/13/2023 11:01 PM
308	This will pave the way for only exp and cir models.	10/13/2023 9:56 PM
309	This is something of the past. No reason the address cannot be a home address as long as it is a registered address	10/13/2023 9:53 PM
310	Brick and mortar are becoming a way of the past and I see no issues with changing with the times.	10/13/2023 9:51 PM
311	We are not there yet with this industry.	10/13/2023 9:04 PM
312	We are moving towards a digital world, this makes most sense	10/13/2023 9:01 PM
313	A physical space provides a legitimacy. It supports a professional environment. The industry cannot take risks on its professional nature.	10/13/2023 8:08 PM
314	All brokerages should be required to have a physical office Right now the ones who don't have a physical office, when we do a deal with that brokerage we are required to do the deposits and I really don't like to take on that responsibility if something were to happen at the bank regarding the deposit or deposits	10/13/2023 8:00 PM
315	This is highly needed as customer confidence can be maintained and online office will not be a good suggestion.	10/13/2023 7:59 PM
316	Feel that all brokerages should have a physical location.	10/13/2023 7:14 PM
317	Makes perfect sense with rise of virtual brokerages. Need to make sure file storage requirements and access needs are updated and addressed for inquiry purposes.	10/13/2023 6:45 PM
318	How then does Joe and Maria Public attach identity to the Business ?	10/13/2023 6:24 PM
319	they should have a registered address in AB (either business or personal). What if you get brokers that are registred out of the bahamas...how do you enforce - how do you review records etc etc	10/13/2023 6:15 PM
320	Still like the idea of an office so there is communication and delivery location for all Realtors who are always on the run and traveling	10/13/2023 5:41 PM
321	It's an absolute stupidity having an office in our industry. It's just a perk for agents, no use for clients.	10/13/2023 5:27 PM
322	i would assume a lot of brokerages are going virtual now because of COVID.	10/13/2023 5:22 PM
323	Everyone needs a office, how would conveyancing be done? How would deposits be dropped off etc etc.	10/13/2023 5:16 PM
324	Great idea and practical solution.	10/13/2023 4:42 PM
325	Having a bricks and mortar brokerage is not important to some licensees, nor is it important to other members of the public to visit. The choice should be there for both operators of a brokerage and the general public.	10/13/2023 4:29 PM
326	Lovely offer for small broker! Maybe me one day!	10/13/2023 4:26 PM
327	Granted, this would potentially increase individuals to obtain brokerages or brokerage licenses (again lining RECA's bottom line). It removes the credibility of those who do establish and pay for physical locations, and takes away the ability of reputable businesses to compete against	10/13/2023 4:19 PM

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those who, in other words would not be reputable by not investing the time, effort, and money into Building brick and mortar type physical establishment (which also, adds to one's community.) to show their true commitment to their customers & industry.

328	During Covid many had to adapt and modify work structure to be able to work remotely, or at least largely work remotely. This includes physical workspace being at home plus file storage moving to online cloud-based options. There is no longer a need for a brick-and-mortar shopfront any longer and, as you have referenced, this becomes only an added cost for brokerages to have to maintain such.	10/13/2023 3:50 PM
329	I would agree with this only if there is some way the public could connect with that brokerage easily or drop off deposits if necessary (part of brokerage model) or speak to a manager easily. Ex: Direct contact required on a website for managers and brokers for complaints (maybe anonymously so the public can chat freely if need be).	10/13/2023 3:49 PM
330	I believe that if a brokerage is to operate it must have a legal business license through their municipality. This would require municipality approval for a business, whether it be a home business or a physical business office. This should be a minimum requirement for any brokerage as it ensures that they are operating within the rules of their chosen municipality.	10/13/2023 3:44 PM
331	I believe it is important for brokerages have a physical office as it creates a sense of trust in general public as we do engage in receiving funds from general public and it is good for the general public to know where our office is and where they can find us if need be. Where as if there is no physical office it will it will lack trust from general public considering the time we live in right now has lot of online scams, fake advertising ETC.	10/13/2023 3:40 PM
332	I don't have strong opposition or support for this matter.	10/13/2023 3:31 PM
333	the advancements in tech really show that one doesn't need a storefront	10/13/2023 3:25 PM
334	Without a registered business office, we lose our professional appearance. The brokerages make enough to have brick and mortar. If they don't, then they need to make changes. I wouldn't visit a lawyer at their home. Maybe that's just me.	10/13/2023 3:25 PM
335	I think it's important to have brick and mortar as a location for meetings, as well as for the broker to be accessed	10/13/2023 3:22 PM
336	I believe having a physical office is vital and so very important for the consumers, and clients who are purchasing a property etc. It shows professionalism and shows a safe place for clients to sit down with their realtor. It is convenient when you need to meet somewhere, especially for those older folks who sign documents in person. If that requirement were to come into place, I do believe that if brokerages were to not have an office it would be a very big mistake on their end.	10/13/2023 3:18 PM
337	.	10/13/2023 3:17 PM
338	This would likely strengthen the industry, causing more individuals to seek managing broker licensing for the benefit of working from their own home.	10/13/2023 3:11 PM
339	No - to maintain the public's trust, our industry must have minimum standards for Broker offices. It is absolutely crucial that brokerage offices have a physical commercial location (i.e. not simply a mailbox or residence house address) that can be used to drop off bank drafts; pick up and drop off keys; other correspondence; etc. If someone does not have the money to open a physical office, then quite frankly they are not cut out to be a Licensed Broker in the Province of Alberta because one of the requirements of opening a Brokerage office is financial solvency. Our industry will not accept 'fly by night operations', operating week by week to pay their bills, and that can go out of business at any moment - THIS is what violates the public trust and so for RECA to be operating in the public interest, it is ESSENTIAL that physical commercial locations be required for all brokerage offices - PERIOD. If I were the RECA Executive Director, I would go further: in addition to physical commercial locations, Brokers MUST have video cameras keeping an eye on the front door (i.e. required for proof in the case of dropping off / picking up deposits and other correspondence, and deters crime) plus ALL REALTOR® MAILBOXES MUST BE LOCKED WITH KEY, NOT LEFT OPEN TO ANYONE WALKING BY. In this regard, I would argue that RECA has severely failed the real estate industry and the public. The good news: RECA can take actions in the future to rectify these major industry shortcomings.	10/13/2023 3:01 PM
340	The public requires it. We are social animals and need to be with one another. Just because	10/13/2023 2:57 PM

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Covid changed that doesn't mean it's what people want. I have noticed more of my Realtors are now spending more time at the office as we move away from the Covid times. Again leave it alone.

341	Technology has come along ways	10/13/2023 2:44 PM
342	all brokerages should have a physical address and all agents should have to be in the office a specific number of days a week if for nothing else than to have team meetings and/or discuss their current deals with their broker/associate broker to ensure that all i's have been dotted and t's crossed. Too many associates are not trained in the paperwork properly and the brokers don't seem to care, as long as the money keeps coming in. If a broker can't afford an office, perhaps they shouldn't be in the real estate business.	10/13/2023 2:40 PM
343	Being a broker and opening a brokerage is already a very low bar. Making the bar even lower can not be good for the general public. If a brokerage can not afford a physical office, should it really exist at all? Removing the requirement for a physical office will create "fly by night" brokerages.	10/13/2023 2:36 PM
344	Some have no brick and mortar anymore	10/13/2023 2:27 PM
345	Things are changing in society but I think the public has to be properly represented in choice. With some companies going virtual without costs and some who have offices with costs the playing field is not fair and the companies with an office will not be able to compete.	10/13/2023 2:08 PM
346	It's a digital world, so a "bricks and mortar" location is no longer a necessity for a business operation.	10/13/2023 1:53 PM
347	With several virtual brokerages growing within our local market this only seems like a logical next step.	10/13/2023 1:50 PM
348	We are moving toward electronic age, plus I see no reason for a physical office to exist to meet the needs of the industry.	10/13/2023 1:48 PM
349	I still believe there should be an office. Some clients like to take their deposits directly to the offices for peace of mind. I would like to have that option.	10/13/2023 1:47 PM
350	I've gone to our office a few days a year. All we need really is a safe place for files and keys. The overhead is probably affecting clients when it's unnecessary.	10/13/2023 1:45 PM
351	Yup. It's 2023. Get with it.	10/13/2023 1:40 PM
352	I agree that there needs to be a 'registered' location for document service. No post office boxes. Should be restricted to the Broker (ie. commercial or residential address) or lawyer's office.	10/13/2023 1:26 PM
353	I have had challenges sending conveyance letters to brokerages where there is no physical address on their website. Where do we send the deposits? I understand that working from home makes sense. I feel that there should be a physical address, until I see someone can make the digital practice work better.	10/13/2023 1:26 PM
354	I don't see an issue with this, as long as there is a reliable place and hours to accept secure deposits / keys / etc.	10/13/2023 1:25 PM
355	It's not necessary and adds unneeded overhead	10/13/2023 1:22 PM
356	I think this could damage the public's confidence and make it easier for non legitimate real estate businesses to take advantage of the public.	10/13/2023 1:20 PM
357	Cloud brokerages are where it's at	10/13/2023 1:18 PM
358	Clients and other agents need to have a physical address to be able to contact their agents. We should not be dropping deposits off at someone's personal house, or in a mailbox that is not locked and emptied regularly. We can't have unlicensed people dealing with deposits and contract just because they live in the house where the "office" is	10/13/2023 1:14 PM
359	Not necessary for brokerages that operate across provinces and are headquartered elsewhere in Canada. So long as brokerages are abiding by their license and regulatory requirements, it is more feasible to operate digitally so long as measures are taken to ensure strict compliance when protecting digital documents.	10/13/2023 1:12 PM
360	This would open the door to scammers and possible over seas activity via online practices.	10/13/2023 1:04 PM

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361	The office a brokerage has doesn't have to be significant in size if their agents primarily work from home, but it should still exist. The house of a broker / associate broker is not an appropriate way to have a brokerage "office" set up, period.	10/13/2023 1:02 PM
362	This again sounds like just another scape goat for eXp and the REAL's of the World to grow even messier. All offices should have a physical office. Everything might be digital now a days, but the consumer should still and always have an office to go into or call should there be any issues with their deal and/or agent.	10/13/2023 12:57 PM
363	As long as there is an address for service a physical office is not necessary.	10/13/2023 12:56 PM
364	Times are changing and this industry needs to change to become more cloud based.	10/13/2023 12:55 PM
365	Office space comes with costs. And licencees who are never at the office still have to pay those fees. This is unfair in my opinion.	10/13/2023 12:51 PM
366	This makes good business sense for those independent brokerages as this allows some form of privacy where the public would not know where the broker /owner home address is if this change were to be approved .	10/13/2023 12:51 PM
367	Allow for home based, or virtual office, or ability to share an office. 100% of my client relations are not performed at an office. It's at their home. So having a space is not needed.	10/13/2023 12:32 PM
368	It's how most brokerages are currently operating right now anyway. Everything is virtual. Also, storing files/records on a server in Alberta is likely outdated as well. I keep a paper copy of everything and it's in Alberta. I keep a digital copy of everything for sale of easy retrieval. But I keep both. Can't trust the paper files not to get water damages or lost in a fire and can't trust that the digital won't somehow get hacked or lost - so I do both. Nothing gets hidden from RECA and I sleep well at night knowing I've covered off all potential catastrophies.	10/13/2023 12:29 PM
369	I completely agree that the business address is outdated based on current business models and I think will continue to move in the direction of less and less brick and mortar for real estate. We should be getting ahead of this issue. Brokers should still have to register their personal address with RECA but should have no obligation to advertise it in anyway to other members or the general public (for safety etc)	10/13/2023 12:24 PM
370	A lot of trades are done virtually or from home office. I have never used my office in the Building even though i am forced to pay for one.	10/13/2023 12:24 PM
371	This is needed to help rural communitis keep their own realtors.	10/13/2023 12:23 PM
372	It only makes sense	10/13/2023 12:17 PM
373	Currently had a failed dealing with ".ca" company which doesn't even maintain a live answering system.	10/13/2023 12:15 PM
374	This is not only for the brokerage but for the clients. Clients should have a central location to visit when needed.	10/13/2023 12:15 PM
375	Virtual is ok.	10/13/2023 12:07 PM
376	We already experiencing problems with brokerages who do not have offices in the City.Problems are about communication, initial deposits hold in trust, etc.	10/13/2023 12:07 PM
377	A lot of cloud brokerages now	10/13/2023 12:03 PM
378	I still think that a fundamental of the real estate industry is "physical property".	10/13/2023 12:00 PM
379	Brokerages should continue to be required to have a physical office ***that the public can attend***. The physical site shouldn't need to be exclusive in that associates should be able to work remotely but it should be a location that the public can attend. I feel the all caps question and the preamble are not in unison and you should clarify this question, particularly the portion about exclusivity.	10/13/2023 11:59 AM
380	Its time to acknowledge the current reality of some business models and where data and accounting is actually stored.	10/13/2023 11:53 AM
381	It is unnecessary in this present day with electronic documentation and telecommunication to not allow brokerages the option to be mobile as long as their governing body has the ability to contact them at any given time at their provided information.	10/13/2023 11:52 AM

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382	Too risky for consumers to not have a physical address to relate to.	10/13/2023 11:48 AM
383	As a virtual office today, I strongly support this. People showing up at my house or the public even knowing the office is a home office, has nothing to do with brokerage operations.	10/13/2023 11:46 AM
384	Yes, but they shouldn't be impossible for agents or the public to get ahold of these brokerages. Some brokerages are super hard to get in contact with.	10/13/2023 11:45 AM
385	I believe it's important to have a physical location. This allows newer members to have a base to bring clients for meetings and helps them develop professionalism in comparison to their elder competitors	10/13/2023 11:44 AM
386	When I first opened my brokerage in 2012, I did not have a physical address. As a single mom, I didn't want the public to know my home address, so I was forced to rent a mailbox at a local postal outlet, which was displayed as my "brokerage" address. It was very confusing for the public as they would find that postal outlet address and show up there looking for me or my agents.	10/13/2023 11:43 AM
387	I think this is how business has evolved and it up to the brokerage	10/13/2023 11:43 AM
388	One thing I DO T LIKE IS when I need to leave keys or return a deposit check. Real broker doesn't have that! And it is very difficult to drive around the city and meeting agent in person!!! Every Brokerage should be able help and have designated place and system for the agents to deal with Keys and deposit checks!!!!	10/13/2023 11:42 AM
389	Time to change and except virtual offices as a norm	10/13/2023 11:41 AM
390	This may open the door to others from outside the province/country/continent to do business and bring in unfair compition.	10/13/2023 11:38 AM
391	With the growing technology that we have there should be no reason that a physical office should have to be mandatory.	10/13/2023 11:37 AM
392	This would NOT be a good idea at all. Consumers want somewhere they can go knock on a door if things don't go smoothly for them. I think this is a disservice to the public as many are already tired of dealing with online companies for everything. Stop making it so easy to do business for anyone as not everyone should be in business. If you don't have skin in the game (ie. money invested) you don't get to play (ie. produce income). Whether it's a home or office these are anticipated costs that everyone pays. Working from a house is not a large expense and the virtual brokerages don't have a good track record for producing great agents in the first place. Again, stop diluting the industry by making things so easy for people. All that will happen is we will lose public trust and the reputation of Realtors in general is already on the cusp of grand failure. Let's do better. Keep the standards high!!	10/13/2023 11:37 AM
393	Public needs a place to go to meet their realtor	10/13/2023 11:34 AM
394	Costs are going up , business going downthis industry seems to be grinding itself down , if a Brokerage can operate efficiently without an office they should be allowed	10/13/2023 11:33 AM
395	I think the requirement for a brokerage office is reasonable. Despite the rush to 'virtual everything' brokerages are not (and should not be) like ghost restaurants. A professional office, even if it's a home office, is a reasonable requirement and supports public trust and accountability. A PO Box as a registered office does not cut it.	10/13/2023 11:33 AM
396	Given the digital era, this is good so long as the savings are also seen by the associates. Brokerages/Brokers going this route should also be required to still maintain a locked area within their registered address for the storage of confidential files and sensitive information for tax purposes and record keeping.	10/13/2023 11:31 AM
397	Might make deposit cheques and etc. be difficult to deal with.	10/13/2023 11:29 AM
398	Surely it is necessary to have a registered address	10/13/2023 11:29 AM
399	Good business sense to protect the public, customers and to clients is that they need to know where they can go if they have concerns, by not having a registered address, the brokerages will appear that they wish to be anonymous.	10/13/2023 11:26 AM
400	You're running a business, yes you need to have a physical address.	10/13/2023 11:26 AM
401	Its 2023 lets get on with it. Things are changing!	10/13/2023 11:26 AM

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402	There is nothing currently preventing brokerages from using the broker's home address as a physical office. This rule change doesn't seem to be needed.	10/13/2023 11:26 AM
403	I'm not sure where I stand on this. On the one hand I understand "Cloud" offices, I've been a writer for a magazine since 2011 and we've never had an office. We exist in google docs and google hangout meetings. With a real estate office and the weight of what an agent does, I kind of feel like the general public should have a place to go to if a problem arises, key releases, instant paperwork copies etc. I get that the world has changed but we are still helping people make the biggest investment of their life. Whats that worth ?	10/13/2023 11:24 AM
404	Good change. Yes.	10/13/2023 11:21 AM
405	I support this as long as there are physical locations for delivery of documents such as deposit cheques, copies of Real Property Reports and so on.	10/13/2023 11:20 AM
406	The requirements for a brick-and-mortar location is definitely a hold-over. The advancement of technology has made offices less important.	10/13/2023 11:18 AM
407	I think having store frontage shows commitment to the industry. This will invite to many fly by night companies and offices	10/13/2023 11:17 AM
408	I strongly agree with removing the requirement for brokerages to maintain a physical office as their registered business address. I've been operating as a virtual office for almost 20 years, and in today's digital age, a physical storefront doesn't necessarily reflect the professionalism or effectiveness of a brokerage. Personally, I prefer not having a retail-like presence where people might assume they can walk in. My business, like many others, doesn't operate as a traditional retail store. We are not open to the public or other realtors, so having a physical office is unnecessary and doesn't align with the way modern real estate transactions are conducted. With the advancement of technology, virtual offices can effectively serve the needs of clients and agents. They offer flexibility and cost savings while accommodating the way modern businesses, including real estate, operates online.	10/13/2023 11:17 AM
409	Agree completely.	10/13/2023 11:16 AM
410	In a digital world it isn't necessary	10/13/2023 11:13 AM
411	The biggest issues I have is dealing with these virtual brokerages. There's no accountability by the brokers. No face. On some cases I have talked to Realtors who weren't 100% sure who their broker is. These virtual brokers are not doing a service to their Realtors or other Realtors or the public and if anything they should be monitored more closely rather than being allowed to operate and exist behind a computer screen only. It's ruining our industry.	10/13/2023 11:10 AM
412	It aint 1995 anymore folks. Brokers are working around it any with the rise of EXP. As long as they can provide the documents as required, it shouldnt matter in my opinion.	10/13/2023 11:09 AM
413	I feel like if you are running a real estate brokerage, consumers of your service should have somewhere to come in and speak to someone about their concerns. If you have a P.O Box or home address, it just further alienates consumers from having their concerns heard. If there is just a phone number that a consumer can call and those calls are just ignored, I don't feel that is fair to consumers and it may lead to lower consumer satisfaction or perception of our industry.	10/13/2023 11:08 AM
414	takes a way legitimacy of brokerage, could lead to the rise of fly by night outfits without the requirement to put up some money for an office space. Our industry already suffers a bad reputation and RECA makes it too easy to become a licensed realtor or broker. Should be going the exact opposite direction and increasing barriers to entry....but I get it...it's a cash grab.	10/13/2023 11:06 AM
415	If you are going to offer professional services there should be a physical office	10/13/2023 11:06 AM
416	Offices should have some type of physical location for the general public and a level of professionalism.	10/13/2023 11:05 AM
417	It's 2023. We need to improve this, especially with the amount of virtual brokers and Realtors.	10/13/2023 11:04 AM
418	it stops people from working out of a van behind Walmart!	10/13/2023 11:03 AM
419	I would go one step further, the brokerage must have their deposits and accounting located in the province and not a centralized accounting department for Canada in Toronto or such similar	10/13/2023 11:03 AM

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scenario. They should be mandated to have at least one physical location even if in a shared office environment and MUST have a live person answering the calls during normal business hours. Look at it from the public's perspective, if we have no physical offices, and can never speak to anyone live, why have Realtors? Another issue is the delivery of bank drafts - in many instances many lenders do not do wire transfers as such a physical cheque must be deposited. It is NOT the responsibility of the buyers agent to deposit the cheque into the listing brokers bank account - either the listing brokerage must have a physical location to drop off the cheque or it should be mandated that if that is not the case, the deposit will be help by the buyers brokerage who has a physical location.

420	If you want more fraud, remove the requirement of a physical office. It isn't an onerous requirement.	10/13/2023 11:02 AM
421	So much business is done remotely in various sectors. I think that one physical address is going to be a thing of the past.	10/13/2023 11:01 AM
422	visibility and accessability allow accountability when needed	10/13/2023 11:01 AM
423	Allows for flyby night businesses to disappear to hard to regulate Alberta business is in Alberta	10/13/2023 11:01 AM
424	we need to keep some form of professionalism	10/13/2023 11:01 AM
425	My concern being the ability of a Brokerage to "hide" from issues, audits, the public and industry professionals.	10/13/2023 11:01 AM
426	I believe that consumers need to be able to find a location they can attend should they need to.	10/13/2023 11:00 AM
427	We have a physical office, is it required is questionable but we have it so our team can work together. In a new more virtual WFH world, it may not be needed.	10/13/2023 10:59 AM
428	We are in a small town, the world has not ALL become digital yet.	10/13/2023 10:59 AM
429	Need a physical space	10/13/2023 10:57 AM
430	Sign of the times, not necessary to have a physical office anymore.	10/13/2023 10:57 AM
431	Office is their belonging and a must for the credibility and for other multiple reasons.	10/13/2023 10:57 AM
432	Too informal and greater risk of loss/security breach if home offices are allowed for storage of personal records.	10/13/2023 10:54 AM
433	An office other than a P.o. Box SHOULD BE A MINIMUM requirement . In case of legal service of documents	10/13/2023 10:52 AM
434	no one uses the office anymore - a thing of the past	10/13/2023 10:51 AM
435	I understand that much of the business we conduct can be done digitally/remote, however I think that it is important to represent the industry more professionally and that includes having a designated physical space associated with the Brokerage's operations.	10/13/2023 10:51 AM
436	Brokerages need a place of business for legitimacy.	10/13/2023 10:50 AM
437	I think people are going back to meeting face-to-face. A physical address adds credibility to the industry overall as well.	10/13/2023 10:50 AM
438	This just opens the door to fraud. RECA needs a professional business premise to go to as does the public or commercial customers or clients for face to face meetings. This is a professional licensed industry unlike others where more informal arrangements might work.	10/13/2023 10:49 AM
439	This definitely comes into effect with cloud brokerages. While I do think they need a brokerage office within the vicinity of their operating area, I.E, Calgary or Edmonton to cover their surrounding zones, I do not think that "Exclusive" business conducting is fair to any team as part of any brokerage. If things are being conveyed properly and the job is getting done, what matter is it if I am sitting in my own office or the one my brokerage pays for across the city?	10/13/2023 10:48 AM
440	It is not clear to me the difference between a registered business office and an address for serving documents.	10/13/2023 10:47 AM
441	I support with certain standards being put in place. I would personally like to see our office utilize more electronic resources. I feel RECA may have a place in supporting this by creating	10/13/2023 10:47 AM

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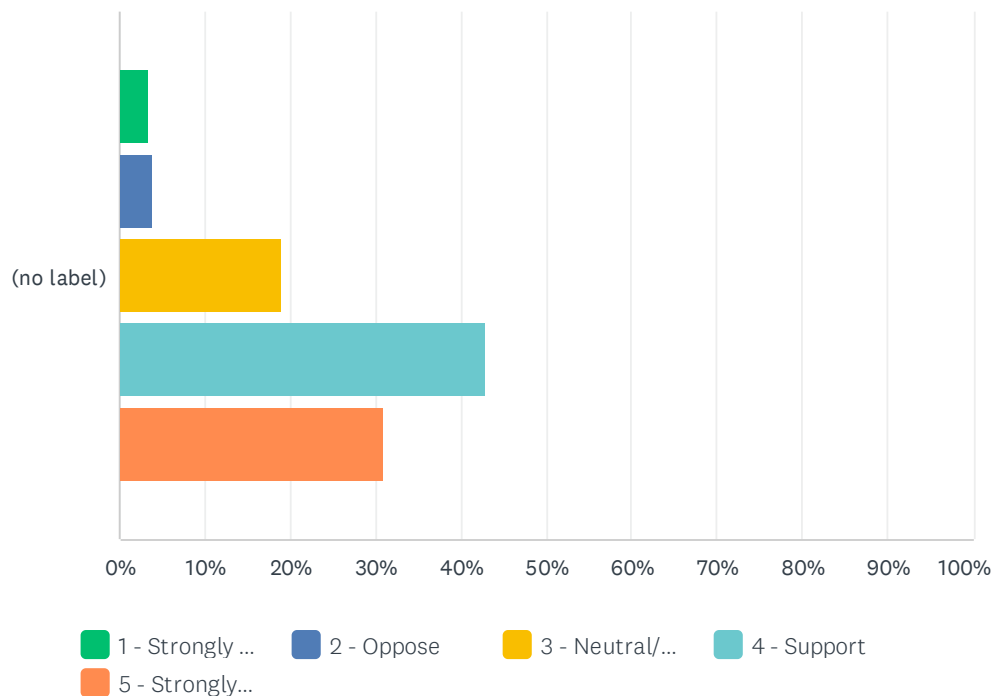
a standard for electronic files and perhaps sharing a template/expectations/training and set up. Even if this has a cost associated this would be a valuable resource to Brokerages. I also feel I am required pay a lot to have a physical space in our office that is really not required.

442	Need a physical office	10/13/2023 10:45 AM
443	How will you regulate and audit without this?	10/13/2023 10:45 AM
444	Professional to have a Physical Location to Drop Deposits and conduct business	10/13/2023 10:44 AM
445	I feel it is in the publics' best interest to have a physical brokerage working in the area they service. You have agents with very little oversight working in locations they don't know anything about. And neither do their Brokers.	10/13/2023 10:43 AM
446	Brokerages should always a physical location for the public to go to. These virtual brokerages are like ghost brokerages where the public cannot go to see the broker if they have an issue. Having to call or email a broker with a concern is not the way I would like to see this business go to. Real estate is a face to face business. It is slowly going away from that and it's a shame, especially for the public.	10/13/2023 10:43 AM
447	Physical offices aren't necessary anymore.	10/13/2023 10:43 AM
448	I think consumers feel safe knowing there is somewhere they could go and complain or see someone or confirm the place is not fraud. Fully virtual I think causes some risk.	10/13/2023 10:42 AM
449	RECA's mandate has been to protect consumers, this change would lower the barrier to entry to the point that online scammers can jump into the real estate business. Terrible idea.	10/13/2023 10:41 AM
450	the world has changed,	10/13/2023 10:41 AM
451	Brokerages have a hard enough time controlling agents.Brokerages need a physical presence for accountability and not just " mailing everything in" You need interaction with your agents in person and in a office setting.This is needed for training ,public perception that your legitimate, and the coordination of processing deals with staff.This is not a virtual Business.	10/13/2023 10:41 AM
452	Cloud brokerage models is going to be more common.	10/13/2023 10:40 AM
453	So much is digital now this is just increasing costs for overhead	10/13/2023 10:39 AM
454	Need a legal address to serve papers or find responsible persons. Opens the door for abuse or out of province operations.	10/13/2023 10:36 AM
455	Consumers should be able to identify where the brokerage operates. The brokerage should only operate in the areas that they are knowledgable in and can support the agents serving that market. By eliminating the physical office space, it allows brokerages to easily expand well beyond their competent area of service.	10/13/2023 10:32 AM
456	So many people work from home and do not use an office space period, might as well adjust to the cloud based brokerage style. I personally work with Real Brokerage. Never been to an office yet it's displayed as my hub...doesn't make sense to me!	10/13/2023 10:31 AM
457	If a brokerage wishes to be virtual there should be no problem with that choice.	10/13/2023 10:30 AM
458	This will eliminate the identity of brokerages.	10/13/2023 10:27 AM
459	This will lead to scam artist brokerages. Just like banks need bricks and mortar branches to instill faith that there is a physical location to talk to someone the same is true for real estate brokerages.	10/13/2023 10:26 AM
460	We are professionals, and need a physical address to show the public we are professionals.	10/13/2023 10:24 AM
461	Could create distrust and lack of consumer confidence	10/13/2023 10:21 AM
462	Yes everything is virtual, that is the way things are moving.	10/13/2023 10:19 AM
463	drop off deposit bank drafts	10/13/2023 10:19 AM
464	seems out of date	10/13/2023 10:19 AM
465	Brokerages should absolutely have a physical location	10/13/2023 10:17 AM
466	Brokerages should still have a "home base" where associates can visit to seek information,	10/13/2023 10:16 AM

attend training and obtain support

Q12 DO YOU SUPPORT PRESCRIBING A REQUIREMENT FOR BROKERAGES TO NOTIFY THE REGISTRAR OF CERTAIN EVENTS WITHIN 10 BUSINESS DAYS?

Answered: 1,545 Skipped: 7



	1 - STRONGLY OPPOSE	2 - OPPOSE	3 - NEUTRAL/DON'T KNOW	4 - SUPPORT	5 - STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	3.37% 52	3.88% 60	18.90% 292	42.91% 663	30.94% 478	1,545	3.94

#	PLEASE EXPLAIN YOUR REASONING. DO YOU HAVE ALTERNATIVE SUGGESTIONS?	DATE
1	I would support requiring brokerage to notify within 15 business days versus 10 business days. Immediate is unreasonable and 10 is still too soon. I think brokerages are extremely busy and I think 10 days is still unreasonable to mandate.	11/30/2023 9:48 PM
2	I feel in a situation when a death occurs more grace should be given-	11/30/2023 2:01 PM
3	I also feel that RECA should provide further clarity on the specific events that are required to be notified to the Registrar.	11/30/2023 11:35 AM
4	I think this is fair allowing time.	11/29/2023 5:07 PM
5	10 days seems very tight.	11/29/2023 12:18 PM
6	There should be 30 days notice.	11/29/2023 12:18 PM
7	You haven't explained what those certain events are though so my opinion could change.	11/29/2023 10:53 AM
8	This sounds reasonable.	11/28/2023 2:35 PM
9	this seems reasonable, I think in a lot of cases , ie an address change or something like this, the failure to notify was inadvertent, not intentional, providing more discretion to to Registrar is probably a good thing for this.	11/28/2023 2:12 PM

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10	15 business days is more reasonable.	11/27/2023 8:35 PM
11	5 days was too short of a time requirement and 10 business days is far more reasonable.	11/26/2023 1:39 PM
12	Someone traveling could find 5 days to soon, 10 seems about right.	11/24/2023 6:10 PM
13	30 days is more appropriate	11/24/2023 3:53 PM
14	It is unreasonable to expect notification on many of the events in these Rules within that time, and the Committee agrees. However it is my opinion that Immediate should be 15 business days.	11/23/2023 12:58 PM
15	30 days	11/23/2023 10:23 AM
16	Lots happens in a brokerage and the day to day operations of that brokerage. I believe 10 days is reasonable.	11/22/2023 12:31 PM
17	If the Brokers have brought this forward in a clear and concise manner supported by the committee, this should be a reasonable ask to move forward with.	11/22/2023 11:51 AM
18	I think more time is needed. Things cannot be reported the moment they happen. The broker is dealing with things and the short timeline may not be enough	11/22/2023 10:32 AM
19	I don't know enough about the inner workings of a brokerage to decide whether this is appropriate or not.	11/22/2023 5:42 AM
20	Given the demands placed on brokerages and their administrative/management staff, more time flexibility is required.	11/21/2023 8:23 PM
21	Yes, it would be nice to treat human beings with humanity when something goes wrong.	11/21/2023 3:51 PM
22	I think that is a fair time to let RECA know.	11/21/2023 2:50 PM
23	This is reasonable.	11/21/2023 2:29 PM
24	10 days seems more reasonable than 5.	11/21/2023 2:06 PM
25	I don't really know enough about the ins and outs of this aspect to comment properly. It seems there are likely some scenarios that should and can be reported within the current framework and perhaps these should remain and anything outside of those should be extended? We don't want to put unreasonable expectations out there but we don't want to hear about something 10 business days later, that could have been reported on day 2.	11/21/2023 2:03 PM
26	Good clarification.	11/21/2023 1:56 PM
27	Seems reasonable especially for larger brokerage business' that may be changing ownership.	11/21/2023 1:35 PM
28	I trust the dialogue with the brokers	11/21/2023 12:45 PM
29	I feel 10 days is a good amount of time but maybe even a grace period would be acceptable as well	11/21/2023 12:29 PM
30	10 business days seems like a more reasonable amount of time.	11/21/2023 10:42 AM
31	Immediately is definitely unreasonable. 10 business days is doable.	11/21/2023 10:29 AM
32	Yes	11/21/2023 10:02 AM
33	Even longer would be appropriate. Brokers have enormous requirements on their shoulders to fulfil. Allowing reasonable time for reporting requirements is fair.	11/21/2023 9:58 AM
34	In these circumstances, there is not unreasonable to expect notification within 5 days.	11/21/2023 8:42 AM
35	Seems logical.	11/20/2023 4:50 PM
36	Makes sense	11/20/2023 1:40 PM
37	5 Business days is more common in business.	11/20/2023 1:30 PM
38	10 days is lots of time.	11/20/2023 1:24 PM
39	I feel a reasonable decision	11/20/2023 1:19 PM

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40	along with legislation that allows for "reasonable exceptions" as the most common I am aware of is smaller brokerages where there's a health event or death, and those taking over aren't aware of all these obligations etc.	11/20/2023 11:38 AM
41	Makes sense.	11/19/2023 7:18 PM
42	Agree, in todays world everything takes extra time, as things pass from one to another	11/16/2023 5:11 PM
43	Should be reported ASAP and if an extension is needed ask for one.	11/16/2023 3:59 PM
44	That would give important needs which if reported immediately a levy of 10 days creating more illegal offence or more days to not report in which they could somehow bend rules or make changes to slide it under the rug. Here inspite of it an understanding of giving 10days which would be beneficial in many cases, the negative of it has more weight of being misused.	11/16/2023 1:39 PM
45	Personally, I think 10 business days may be short for some events, but as long as there is some allowance for extenuating circumstances.	11/14/2023 10:28 PM
46	Circumstances may be different, people may be physically away from country or be on a leave; streamlining of the timeline will be beneficial and clear.	11/14/2023 10:16 AM
47	This will bring clarity to the requirement to report - within 10 business days is certainly reasonable and if there are extenuating circumstances then the Registrar should be able to exercise discretion.	11/13/2023 8:34 PM
48	If a brokerage is operating to the industry standards and is ensuring the associates are conducting business accordingly, when an event occurs 5 business days should be enough. The corporate world standards are majority 5 business days.	11/9/2023 2:59 PM
49	This will provide good clarification and consistency.	11/8/2023 4:08 PM
50	If any events are more serious and time sensitive, perhaps they should be of a shorter time frame, but yes, a longer time period would be a reasonable change	11/7/2023 1:52 PM
51	10 Business Days should provide plenty of time for most requirements but some may require additional time so if it can be proven, the act should enable the ability for an extension.	11/7/2023 1:33 PM
52	i think this is okay unless it adversely affects the public.	11/5/2023 10:52 PM
53	This reports could also be difficult to track when there are no specific offices for brokers.	11/5/2023 4:54 PM
54	Sounds reasonable	11/2/2023 6:27 PM
55	Ten business days is reasonable under most circumstances	11/2/2023 4:06 PM
56	Grief is hard enough without this added stress. Should have some leeway.	11/2/2023 3:15 PM
57	I support the change, however I would suggest 30 business days.	11/2/2023 2:39 PM
58	Agree, but this is a simple administrative issue. Just simply make the change.	11/2/2023 1:36 PM
59	the "immediate" or 5-day requirement is far too short.	11/1/2023 12:43 PM
60	10 business days is a reasonable time to notify RECA of important changes.	10/31/2023 12:56 PM
61	IT is a reasonable responsibility for RECA to be notified in areas of those matters asap.	10/30/2023 10:03 PM
62	RECA does not do anything immediately including replying to emails and calls so why is the standard so high for brokerages?????	10/30/2023 3:39 PM
63	IMMEDIATE IS NOT REASONABLE	10/30/2023 12:33 PM
64	Defining timelines is a great idea.	10/30/2023 10:23 AM
65	10 days seems reasonable, although most provinces state 30 days. Immediately is not realistic.	10/29/2023 1:18 PM
66	I agree that a set amount of time. Vague doesn't work.	10/27/2023 11:25 AM
67	If this is an attempt to define immediately, sure...	10/27/2023 10:51 AM
68	How is it unreasonable to make a phone call or send an email about an event in five days or less? That's what brokers are for. Immediately should be defined, obviously.	10/27/2023 10:18 AM

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69	I believe 10 business days is a good timeframe for reporting	10/27/2023 8:54 AM
70	Perhaps the most serious/liable events should remain no more than 5 days, the less egregious could be 10 days.	10/26/2023 1:21 PM
71	Life as an agent is busy, so I can't imagine how busy a broker is. Giving them 10 Days also sets a clearly defined timeline and ensures that brokers are held responsible.	10/26/2023 10:43 AM
72	Allow extra time for administrative changes if they do not have a direct impact on consumers.	10/25/2023 3:59 PM
73	No	10/25/2023 3:42 PM
74	5 days, 10 days, no difference	10/25/2023 1:46 PM
75	Having a clearly defined time frame is necessary and 10 business days is reasonable.	10/25/2023 1:40 PM
76	not sure what you are asking	10/25/2023 1:40 PM
77	This seems reasonable	10/25/2023 1:35 PM
78	This is related to Trust accounts--financial changes, it seems to me these should be five days and less. There is no reason, that is should take over five days.	10/25/2023 1:29 PM
79	I feel 10 business days is still too short, however, it's better than the 5 days. When a Broker passes away, it's such a burden and there is a lot of grief involved so having to deal with this in such a short period of time is unrealistic.	10/25/2023 1:17 PM
80	This is a fair timeline	10/25/2023 10:26 AM
81	In my opinion, 5 business days is ample. These are important details and when they change, they affect the other agents in that brokerage.. if something is going to go sideways.. at least you now have an opportunity to curtail any damage that might occur to agents and or ethical dilemmas etc. I believe if we can get a deposit to the other side in 2 or 3 business days, then an office running a brokerage should also be under the pressure to perform in a timely fashion.	10/24/2023 1:41 PM
82	Yes, this clarifies the timeline and allows for discretion in certain circumstances. I.e. death of a broker when staff may be bereaved.	10/24/2023 10:47 AM
83	This is perhaps the only reasonable point of discussion for all of the proposed rule changes. One that I agree with.	10/23/2023 4:42 PM
84	No, it should stay at 5 days. 10 days is too many. Those were some significant things, and they should be truly immediate.	10/23/2023 11:51 AM
85	Yes, but this depends entirely on the event(s).	10/22/2023 12:36 PM
86	The current requirement is short when the business environment is busy.	10/22/2023 11:29 AM
87	This period should be increased to 60 days	10/20/2023 7:47 PM
88	Clarification and defining the expectation is great!	10/20/2023 7:35 PM
89	Yes. I believe that is an appropriate amount of time.	10/20/2023 4:21 PM
90	This should be 30 days. It's wild that it's 5 right now.	10/20/2023 1:05 PM
91	Makes perfect sense. No 2 situations are alike.	10/20/2023 10:08 AM
92	I support some event to be notified. Some others are less important and does not effect the public.	10/20/2023 9:28 AM
93	The timeline should be clarified and not just be as soon as possible.	10/20/2023 8:41 AM
94	10 business days may be reasonable in most cases, however RECA must be open to exceptions on a case by case basis, especially where notification of certain events is out of the associate's or the broker's control.	10/19/2023 4:04 PM
95	Have a 10-day requirement rather than "immediately" gives a clear definition.	10/19/2023 4:03 PM
96	I agree, I feel that depending on certain circumstances, 5 days may not be enough time to notify.	10/19/2023 3:24 PM
97	Collecting informations takes time and I do not see anything wrong to give an extra time to do	10/19/2023 11:49 AM

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	so.	
98	Some cases, like DUI, till the case front of the courts and person charged, should be nobodies business, but personal business. Anyway, 10 days are not enough 30 days should be sufficient. Too many penalties.	10/19/2023 10:58 AM
99	Business is busy, 10 days is fair.	10/19/2023 7:25 AM
100	I think if a tragedy happens, people are overwhelmed, and can easily forget business, as their personal life takes priority	10/19/2023 7:06 AM
101	Makes sense - life can be complicated	10/18/2023 1:32 PM
102	In most instances, obtaining all the information in a situation may take time and involve several people. While it should not extend beyond 14 business days, it is realistically a challenge to ensure providing the correct information and context can be made. It limits operational costs on RECA as well, should several of the questions they may propose be answered with the additional time and information gathered.	10/18/2023 12:55 PM
103	Keep it the same, allowing extensions for extenuating circumstances.	10/18/2023 12:31 PM
104	Seems reasonable to have a day limit.	10/18/2023 10:03 AM
105	10 business days is reasonable, immediate notification is not always possible.	10/18/2023 9:04 AM
106	If 5 days are a stretch for some Brokers to report...will 10 make a difference?	10/17/2023 10:48 PM
107	Depending on the event I would support a longer period i.e. before the brokerage renews their license the following renewal period.	10/17/2023 7:43 PM
108	RECA should define extenuating circumstances and structure the notification period for the listed items for notification. For example 10 business days for "passing away" but 5 for "brokers leaving".	10/17/2023 6:30 PM
109	i believe for financial events, it should remain the same, but in the event of a person passing or leaving, 10 is more reasonable.	10/17/2023 4:09 PM
110	That is more reasonable	10/17/2023 4:07 PM
111	I think 5 business days are more than enough	10/17/2023 3:38 PM
112	Thats OK, not a huge change but in the right direction at least. Give more space to breath rather than adding limitation.	10/17/2023 11:37 AM
113	I support a reasonable time frame for notification, though I believe 10 days period is too long. Should a trust account be closed, 10 days is quite a length of time to report it to RECA.	10/17/2023 11:34 AM
114	Yes, sometimes things get crazy and people forget	10/17/2023 10:10 AM
115	Makes sense.	10/16/2023 3:44 PM
116	7 business days would be more than enough to provide notification.	10/16/2023 3:29 PM
117	This doesn't concern me as much. But if errors and omissions lapses for 2 weeks that sounds very dangerous.	10/16/2023 2:04 PM
118	I agree that many circumstances need more time.	10/16/2023 1:07 PM
119	a grace period is required. When changes happen, RECA is not always the priority but we recognize the importance of bringing them up to speed.	10/16/2023 12:59 PM
120	need to be accountable and info current	10/16/2023 12:52 PM
121	I don't see why 5 business days isn't enough to notify RECA once a brokerage experiences any of the mentioned events.	10/16/2023 11:48 AM
122	sounds reasonable.	10/16/2023 11:45 AM
123	Should be loner, perhaps 30 calendar days.	10/16/2023 9:56 AM
124	Because RECA has the inability to discern what is reasonable for notice such as "the death of a broker" I do not support this.	10/16/2023 7:17 AM

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125	Seems reasonable.	10/16/2023 6:43 AM
126	makes sense especially when a death has occurred	10/15/2023 7:03 PM
127	10 business days is more realistic	10/15/2023 4:02 PM
128	More time is very welcome, since many events that require this are already stressful and filled with planning.	10/15/2023 2:43 PM
129	I support an increase but I support a slight increase to 7 business days.	10/15/2023 2:33 PM
130	Immediately is there for a reason. Avoid further mistake or negligence or crime. As 'Time being of the essence' in almost every real estate document and in the ACT, it only makes sense to illuminate and follow immediacy in Real Estate Brokerage.	10/15/2023 11:27 AM
131	In events such as death, there are many factors that could pause the immediate notification. 10 days seems like a more acceptable deadline.	10/15/2023 9:48 AM
132	Clarity in rules is beneficial.	10/15/2023 9:26 AM
133	Yes, I like this stronger wording as it does a better job of protecting the consumer.	10/14/2023 11:40 PM
134	I think it is necessary to advise as soon as possible.	10/14/2023 3:06 PM
135	The proposal is a far more human stance to the policy.	10/14/2023 1:34 PM
136	Needs to be a time frame.	10/14/2023 11:16 AM
137	2 business days, no more	10/14/2023 10:32 AM
138	"Immediately" is to vague	10/14/2023 10:28 AM
139	I agree that this is more understandable the just saying "immediately"	10/14/2023 10:26 AM
140	Whatever I can do to support brokers. They are busy people.	10/14/2023 10:06 AM
141	These are big changes if a broker can't notify immediately then they're just disorganized or uninvolved.	10/14/2023 10:02 AM
142	This isn't unreasonable.	10/14/2023 9:55 AM
143	This is a BS rule especially when a broker of a small brokerage passes away unexpectedly and it needs to be changed!	10/14/2023 9:45 AM
144	I am not sure why it would take more than 5 days to send an e-mail?	10/14/2023 9:43 AM
145	Just makes sense	10/14/2023 8:41 AM
146	This business is extremely busy, and I don't support increasing the administrative burden	10/14/2023 8:07 AM
147	Brokerages need strong leadership. 5 days is more than enough time to send an email	10/14/2023 7:17 AM
148	5 days is not enough time. 10 business days is fair.	10/13/2023 9:54 PM
149	Fine	10/13/2023 8:11 PM
150	Makes good sense current regulation causes some undue hardship.	10/13/2023 6:47 PM
151	Catastrophic events should be reported as soon as it is determined to be such.	10/13/2023 6:32 PM
152	It's a fast paced environment. If the broker has to waste time with notifications and alerts, they are not doing other important business tasks.	10/13/2023 5:29 PM
153	Leave it the way it is.	10/13/2023 5:19 PM
154	I would like to see this as 15 Business Days.	10/13/2023 4:36 PM
155	These cornerstones of brokerages' ability to serve the public ethically should be treated with importance.	10/13/2023 4:34 PM
156	5 days should be enough to properly report to Registrar	10/13/2023 4:28 PM
157	Again, instead of decentralizing decision-making, you're trying to centralize and control the narrative, and this would make things more complicated or convoluted for brokerage	10/13/2023 4:22 PM

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owners/business owners, to be able to operate in a freehold manner. There's no reason for this or benefit other than control from RECA end.

158	I specifically support setting an actual timeframe rather than based on interpretation of the word "immediate"	10/13/2023 3:51 PM
159	10 business days is still pretty immediate and allows the brokerage time to discuss and deal with things internally first.	10/13/2023 3:51 PM
160	10 days should be more than sufficient.	10/13/2023 3:32 PM
161	That seems reasonable. Still requires notification, but not as immediate.	10/13/2023 3:27 PM
162	current time frame is too short - most people do not even realize they need to report "immediately" "	10/13/2023 3:25 PM
163	.	10/13/2023 3:18 PM
164	I believe that 15 Business days is a more amicable timeline for busier brokerages.	10/13/2023 3:13 PM
165	Note that 'immediately' is subject to interpretation and can involve extenuating circumstances. Here is what I would suggest: set a requirement of 5 business days preferred in most cases; 10 business days required; and that extensions may be reviewed and granted upon extenuating circumstances where the individual(s) reporting were unavoidably able to complete within the required timeframe.	10/13/2023 3:06 PM
166	Not enough time this should be extended to 30 days	10/13/2023 2:58 PM
167	Although I'm neutral on this answer, in this day and age of everything being done electronically, I fail to see why 5 days is not enough time; and if in extenuating circumstances it isn't enough time, then an extension could be granted.	10/13/2023 2:46 PM
168	Logical	10/13/2023 2:28 PM
169	10 days turns into 20 days and in the real estate industry it is a long time...	10/13/2023 2:11 PM
170	I think that is a gap and this is a good way to mitigate	10/13/2023 1:51 PM
171	Yes, I believe 10 business days is an appropriate grace period.	10/13/2023 1:43 PM
172	30 days makes more sense.	10/13/2023 1:29 PM
173	This should give ample time. If this occurs due to a broker passing away, this makes even more sense to me, as it would be a stressful time to begin with.	10/13/2023 1:28 PM
174	10 days seems reasonable.	10/13/2023 1:28 PM
175	reasonable, but should state that as soon as possible	10/13/2023 1:27 PM
176	I'm okay with this proposal but for a few exceptions. Changes to trust accounts should be disclosed immediately. The confidence of the public towards our industry depends on	10/13/2023 1:24 PM
177	10 business days is a long time if there have been a grievous error made. Brokerages have to be held to a higher standard at all times. If Brokers have hired too many associated to maintain a daily coverage for, they should be forced to bring in more accountable brokers, or let their associates go.	10/13/2023 1:18 PM
178	Immediately is ambiguous. 10 provides certainty for both regulators and brokerages.	10/13/2023 1:16 PM
179	This sounds fair and logical.	10/13/2023 12:59 PM
180	More time for these type of circumstances is always better.	10/13/2023 12:56 PM
181	Changes are important to keep up to date for all parties Bieber I would go further in suggesting 1 calendar month notice for all brokerage changes .	10/13/2023 12:54 PM
182	5 business days is a lot of time to report an occurrence. The only way I see a lower period of time being required is for a death that happens outside of country.	10/13/2023 12:53 PM
183	My last Broker had a stroke and was unable to communicate. The 10 day leeway would be more realistic in order to get another Broker in place .	10/13/2023 12:52 PM
184	Our broker passed away unexpectedly and was a very close personal friend. The fact that we	10/13/2023 12:32 PM

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had such strict obligations with RECA to complete things in such a short time frame was extremely difficult for myself associate broker taking on the role, other office staff, and the family whom we had to get death certificate etc from during a very emotional time.

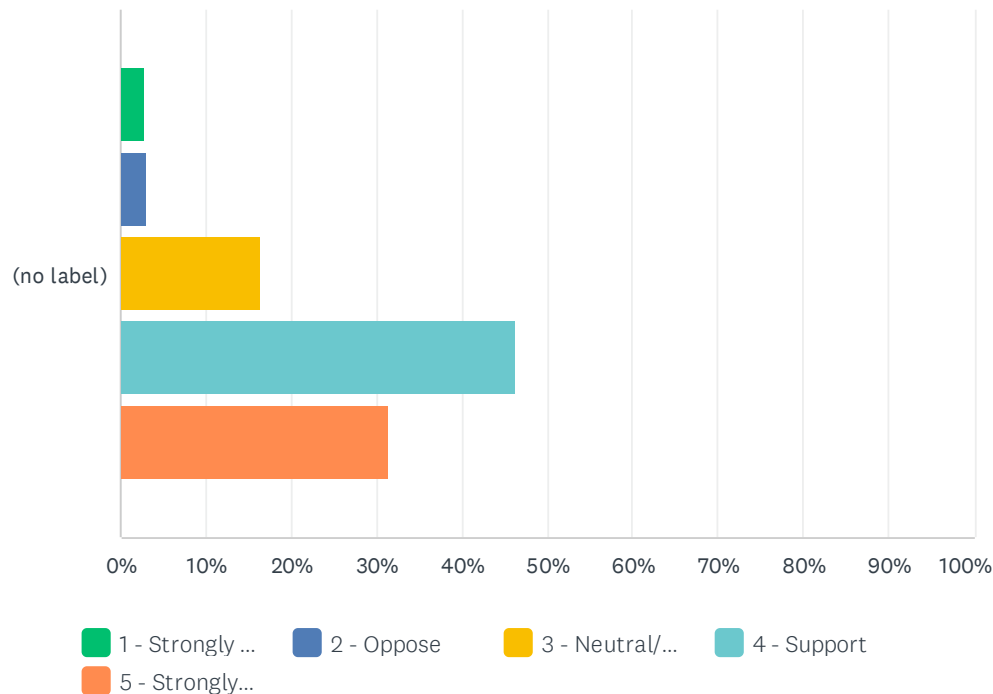
185	5 days. 10 days. 30 days. Who cares. The fact is that for a business to successfully operate it must make those changes just as fast as it can and it's no issue reporting them right away to RECA. We live in a fast digital age and RECA is our #1 responsibility in reporting any changes so this can all be done fast. However, I may not be aware of all the situations so if RECA wants to be nice then RECA can extend the deadline to 10 days and can also judge each situation on a case by case basis. I don't think the public is severely jeopardized one way or the other and I think any judge would agree with me....life happens.	10/13/2023 12:30 PM
186	Notices should only be relevant.	10/13/2023 12:07 PM
187	For reasons stated above, a longer term of time(days) should be discussed	10/13/2023 11:54 AM
188	5 business days is enough; technology makes this easy to comply with.	10/13/2023 11:52 AM
189	Some things are more critical then others. Brokers dying, or trust account closures would be quite serious. Changes of trust account locations ----> Maybe an annual thing. Who owns the shares of a brokerage, I'm not sure why RECA cares.	10/13/2023 11:48 AM
190	I'm indifferent.	10/13/2023 11:45 AM
191	gives a timeline versus "immediately"	10/13/2023 11:45 AM
192	When you are in the midst of any of the changes that require notification, typically the last thing on your mind is "notifying RECA". I feel that for some of the changes (i.e. changes to shareholder structure or any other event that doesn't typically put public interest at harm) the length of time should be longer....	10/13/2023 11:45 AM
193	Not really sure why the 5 day period is not enough.	10/13/2023 11:40 AM
194	Many of the events that require notifications (death, criminal charges, bankruptcy) have major impacts on the people, immediately notifying RECA likely isn't at the forefront of their minds, providing some additional time for the impact/shock to wear off seems reasonable.	10/13/2023 11:35 AM
195	Specificity is always better than ambiguity.	10/13/2023 11:34 AM
196	Not aware of the issues	10/13/2023 11:30 AM
197	These are broker questions. However, you can get away with a lot in 10 days, no ?? This could be tighter.	10/13/2023 11:29 AM
198	I think 10 days is proper and fair	10/13/2023 11:28 AM
199	Immediately is too vague	10/13/2023 11:19 AM
200	30 days	10/13/2023 11:17 AM
201	I think events like this can be reported timely, say 72 business hours	10/13/2023 11:15 AM
202	Depends upon the event. If it's Cyber Security incident, Mortgage Fraud information, Real Estate Fraud incident, definitely yes otherwise it becomes another red tape rule.	10/13/2023 11:14 AM
203	This seems more reasonable.	10/13/2023 11:11 AM
204	Seems reasonable, especially deaths, 5 days isn't enough when already dealing with everything that goes on the plan a funeral, greive, ect.	10/13/2023 11:11 AM
205	In digital age it is not unreasonable to actually reduce time	10/13/2023 11:10 AM
206	Specifying a specific number of days is better, however it does NOT state if weekends and holidays are considered days. As such I would suggest having it as 14 days and specify that this includes holidays, religious days etc, meaning it refers to actual days on the calendar. In some instances even 14 days will require very quick action, I can see where 30 passing days (includes every day on the calendar) should be a better option and leaves absolutely NO doubt for anyone not to comply within that period.	10/13/2023 11:08 AM
207	seems reasonable.	10/13/2023 11:04 AM
208	I think 5 business days is plenty. They know the rules and prolonging the time line may	10/13/2023 11:04 AM

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	disadvantage the industry and consumers.	
209	10 days is reasonable. Immediate is unreasonable.	10/13/2023 11:03 AM
210	This is a fix for the embarrassing situation that RECA found itself in, congrats.	10/13/2023 11:00 AM
211	Seems reasonable length of time.	10/13/2023 11:00 AM
212	Too many variables.	10/13/2023 11:00 AM
213	Quicker response times required	10/13/2023 10:58 AM
214	10 days is not enough . Death, for example. If you loose a loved one or a business partner , I challenge the writers of this one to try and think straight 10 days after a loss . I propose 30 days	10/13/2023 10:56 AM
215	I guess life can happen and sometimes the spirit of the law verses the letter of the law is prescribed in instances where one is unable to make the communication within that prescribed amount of time - so timelines can be difficult	10/13/2023 10:54 AM
216	and maybe more than 10 days	10/13/2023 10:52 AM
217	I think 10 business days would be a fair expectation.	10/13/2023 10:52 AM
218	This is more than fair.	10/13/2023 10:52 AM
219	There are lots of moving parts in a Brokerage and Immediately is very difficult	10/13/2023 10:51 AM
220	I support it for a passing of a member as a there are many brokerages that have family members. This close connection sometimes results in many other things needing to be dealt with before any thought is given to reporting a passing to RECA. I do not sure I support it overall as I feel the other items mentioned above can and should be reported within 5 business days.	10/13/2023 10:51 AM
221	Keep this industry tight and regulated.	10/13/2023 10:44 AM
222	seems reasonable	10/13/2023 10:43 AM
223	The ambiguity of "immediately" is a bit confusing	10/13/2023 10:38 AM
224	With the caveat that should it be processed that they delayed, even within the 10 day period, they would have to explain the delay.	10/13/2023 10:37 AM
225	Should be 30 days	10/13/2023 10:28 AM
226	sure.	10/13/2023 10:19 AM
227	Like what?	10/13/2023 10:19 AM

Q13 DO YOU SUPPORT GIVING THE REGISTRAR THE DISCRETION TO EXTEND THE 10-DAY REQUIREMENT WHEN EXTENUATING CIRCUMSTANCES ARE PROVEN?

Answered: 1,540 Skipped: 12



	1 - STRONGLY OPPOSE	2 - OPPOSE	3 - NEUTRAL/DON'T KNOW	4 - SUPPORT	5 - STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	2.73% 42	3.05% 47	16.43% 253	46.36% 714	31.43% 484	1,540	4.01

#	PLEASE EXPLAIN YOUR REASONING. DO YOU HAVE ALTERNATIVE SUGGESTIONS?	DATE
1	Extensions are ok but 10 days mandate is still too soon.	11/30/2023 9:48 PM
2	Provided the request comes within the original 10-day period.	11/30/2023 11:35 AM
3	Agree.	11/29/2023 5:07 PM
4	I'm not a broker, so I'm not knowledgeable in the issues surrounding this.	11/29/2023 12:18 PM
5	Should be more day.	11/29/2023 12:18 PM
6	Without any examples of "extenuating circumstances", I am unable to comment. I think the term needs to be better defined.	11/28/2023 2:35 PM
7	as per above	11/28/2023 2:12 PM
8	I see no harm in this.	11/26/2023 1:39 PM
9	Certain situations require more time eg death, travel, weather events.	11/24/2023 6:10 PM
10	More than 10 Business Days is hardly the definition of "immediately".....	11/22/2023 2:38 PM
11	especialy compassionate situations, death serious illness etc	11/22/2023 2:20 PM

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12	If there are extenuating circumstances - yes!	11/22/2023 12:31 PM
13	There are situations where this consideration should be available and balanced against the circumstances to determine is reasonable.	11/22/2023 11:51 AM
14	Discretionary extension at the call of the Registrar place all control on one person who may or may not feel obligated to hear about extenuating circumstances.	11/21/2023 8:23 PM
15	Yes, as most likely the broker will be dealing with major things	11/21/2023 2:50 PM
16	We have to trust those in power.	11/21/2023 2:29 PM
17	In the case of brokers passing away, perhaps while on holidays in another country, then yes, there should be provision for extenuation circumstances. The spouse or children may not be aware of the notification rule.	11/21/2023 2:06 PM
18	Always allow wiggle room.	11/21/2023 1:56 PM
19	It would have to be valid EXTENUATING circumstances	11/21/2023 12:45 PM
20	Things happen and I think they should be able to use their discretion especially if it's a personal matter such as a death	11/21/2023 10:42 AM
21	Things happen. Rather than penalizing people for life circumstances I think if there is evidence to support a late notification it should be accepted	11/21/2023 10:29 AM
22	Yes	11/21/2023 10:02 AM
23	Yes, for reasons above.	11/21/2023 9:58 AM
24	Discretion is always a good thing. Particularly around funerals, this seems like a really good idea.	11/20/2023 4:50 PM
25	Sure	11/20/2023 1:40 PM
26	Would support the extension on the 5 day notice period mentioned above.	11/20/2023 1:30 PM
27	Sh@t happens	11/20/2023 1:19 PM
28	Absolutely. There are circumstances (ie. Unexpected death of a broker) where this lenience needs to be available. We're all human. Show people a little more compassion for the circumstances where they need it.	11/19/2023 7:18 PM
29	That is fitting as we dont know what emergency can appear	11/16/2023 5:11 PM
30	This will be perceived as a cooperation on registrar's end.	11/14/2023 10:16 AM
31	When those circumstances arise and only if after four days only having 5 days permitted, the brokerage is required to provide a update of where they are at and what is it that they are requiring the additional time for. Then if the progress report is provided up to the fourth day and the brokerage then explains what is remaining / required to be submitted, is reasonable to why the extension is required the registrar should be permitted to extend another 5 days. Only if a progress report is provided as to the situation.	11/9/2023 2:59 PM
32	We can not paint every situation with a paint brush, so if circumstances are proven, then there should be allowances.	11/8/2023 4:08 PM
33	Of course	11/7/2023 1:52 PM
34	As per above.	11/7/2023 1:33 PM
35	No explanation needed, "extenuating" says it all	11/2/2023 4:06 PM
36	same as above - extenuating circumstances may affect different brokerages.	11/2/2023 3:15 PM
37	I support the change, however I would suggest 30 business days.	11/2/2023 2:39 PM
38	Of course this is realistic and good business practice.	11/2/2023 1:36 PM
39	Businesses are made of people and not stone. Certain problems may arise from time to time. A key missing. A combination forgotten. A password missing.	11/2/2023 11:02 AM
40	Add an additional 5 business days	11/1/2023 9:36 PM

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41	circumstances can vary for legitimate reasons. the registrar should have a set of reasons (so that any requests are treated equally in their evaluation), even if the list of reasons is private to the registrar to RECA executives.	11/1/2023 12:43 PM
42	What one person things as extenuating circumstances, someone else might not. So much of this depends on each persons viewpoint and experiences.	10/31/2023 10:53 AM
43	Depends on the circumstance.	10/30/2023 10:03 PM
44	Again, RECA runs on its own timelines. The same guidelines should apply to them as they put on us.	10/30/2023 3:39 PM
45	If you are giving extenuating circumstances you are being notified already.	10/30/2023 2:45 PM
46	Of course. Not all scenarios are the same.	10/30/2023 10:23 AM
47	I'm not sure what those would be, but if no harm was done to the public, I don't see why they wouldn't.	10/29/2023 1:18 PM
48	Extenuating circumstance need to be addressed also.	10/27/2023 8:54 AM
49	Discretion is always beneficial.	10/26/2023 1:21 PM
50	If there is enough proof that the broker needed more time, I support the registrar being able to, at their discretion, give more time to deal with these issues	10/26/2023 10:43 AM
51	No	10/25/2023 3:42 PM
52	sometime sit takes tome to gather information or delays beyond their control	10/25/2023 2:17 PM
53	Common sense	10/25/2023 1:46 PM
54	There may always be extenuating circumstances and grace is always nice	10/25/2023 1:35 PM
55	If it's 5 days and extenuating circumstances then up to ten days.	10/25/2023 1:29 PM
56	I absolutely agree with this. Trying to sort everything out takes time.	10/25/2023 1:17 PM
57	He/She should have the tools to decide if this is necessary, and there are certainly instances where the 10 days may not be enough under certain circumstances that are extenuating.	10/25/2023 10:26 AM
58	I don't agree with the 10 day requirement. It should stay at 5. If there are extenuating circumstances, then there should be an avenue for all brokers to notify RECA that they are requiring more time. With email, phone, text etc, there is no reason that notifications should take longer than they did when we relied on fax machines and pagers.	10/24/2023 1:41 PM
59	See above 11.	10/24/2023 10:47 AM
60	As long as the registrar is arms length and not a pal of the affected person/body/brokerage.	10/23/2023 5:50 PM
61	Absolutely, depending on the circumstances.	10/23/2023 4:42 PM
62	Sure, a consideration I suppose.	10/23/2023 11:51 AM
63	There is no extenuating circumstances for operating business to extend notifications past 10 days. Maybe make it 10 business days as apposed to just 10 days.	10/22/2023 12:36 PM
64	A set limit needs to be in place, rules are in place for a reason.	10/22/2023 11:29 AM
65	Should be 60 days	10/20/2023 7:47 PM
66	Yes. We need to follow and trust the registrars judgement in those types of situations.	10/20/2023 4:21 PM
67	Again, this should be longer than 10 days.	10/20/2023 1:05 PM
68	Situations arise and therefore yes.	10/19/2023 4:03 PM
69	if the circumstances are unavoidable.	10/19/2023 1:04 PM
70	to 30 days. Regulate, not punish :)	10/19/2023 10:58 AM
71	10 days is plenty of time, be organized, prioritize.	10/19/2023 7:25 AM
72	Need more details on "extenuating"	10/18/2023 4:11 PM

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73	See previous response.	10/18/2023 12:55 PM
74	Allow extensions to the original 5 days.	10/18/2023 12:31 PM
75	Seems reasonable in unique circumstances.	10/18/2023 10:03 AM
76	There is always an exception	10/18/2023 9:04 AM
77	Some unforeseen situations arise from time to time.	10/17/2023 10:48 PM
78	This makes sense.	10/17/2023 7:43 PM
79	As long as it is a rule and not an exception	10/17/2023 4:07 PM
80	Sure, good move. Should be like this from the beginning of times.	10/17/2023 11:37 AM
81	Only so long as its not abused.	10/16/2023 3:44 PM
82	would need to be justifiable as 10 business days is plenty of time to make the proper notification.	10/16/2023 3:29 PM
83	Absolutely as well all know s**t happens.	10/16/2023 2:06 PM
84	Sometimes with legal issues we don't know if there will be charges or not until an investigation is complete and that can take a while.	10/16/2023 1:07 PM
85	must be reasonable	10/16/2023 12:52 PM
86	Must be proven	10/16/2023 12:44 PM
87	I feel like this defeats the purpose of needing to notify the registrar. If the event occurs, then you notify the registrar, if it doesn't then you don't. Maybe provide a 'put the registrar on alert' option so they're aware of something before all details are finalized? The registrar needs details before extending the 10-day period anyway.	10/16/2023 11:48 AM
88	What could possibly take more than 10 days to notify someone of anything?	10/16/2023 11:45 AM
89	Provided they can use reasonable judgment.	10/16/2023 9:56 AM
90	This would fall under their mandate.	10/16/2023 6:43 AM
91	10 days? Why so long?	10/16/2023 1:09 AM
92	yes	10/15/2023 7:03 PM
93	You made a mistake in the question. It should read "10 business day" as in Question 11. I strongly support a 10 business day requirement.	10/15/2023 6:20 PM
94	There are different circumstances for different people that may not allow them to do it within 10 days	10/15/2023 4:02 PM
95	Nothing is black and white, we can all use a little understanding now and then!	10/15/2023 2:43 PM
96	I support an increase but I support a slight increase to 7 business days. This helps when "extenuating circumstances" are in process but does not delay business by much when this happens. 10 days could affect many members.	10/15/2023 2:33 PM
97	There can be extenuation circumstances.	10/15/2023 11:27 AM
98	There should be some flexibility depending on the nature of the event.	10/15/2023 9:48 AM
99	As a discretionary tool, this is supported.	10/15/2023 9:26 AM
100	Reasonable flexibility should be allowed as long as discretion is used.	10/14/2023 11:40 PM
101	Make a rule and stick to it. Extenuating circumstances has no boundaries.	10/14/2023 3:48 PM
102	If there are extenuating circumstances then I think they need to be dealt with individually.	10/14/2023 3:06 PM
103	Only when extenuating circumstances occur.	10/14/2023 11:16 AM
104	no such thing, if they died, then it does not matter. should be a board discission to change not the rule	10/14/2023 10:32 AM

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105	Some situations are complicated	10/14/2023 10:28 AM
106	Same reasoning.	10/14/2023 10:06 AM
107	Discretion should be allowed, and the Registrar is the appropriate person to exercise that.	10/14/2023 10:00 AM
108	Again, not unreasonable.	10/14/2023 9:55 AM
109	As per last question.	10/14/2023 9:45 AM
110	Common sense	10/14/2023 7:17 AM
111	This should be clearly laid out in what exactly are these circumstances. What is extenuating to one is not to another and this can be a loop hole unless specified	10/13/2023 9:53 PM
112	Fine	10/13/2023 8:11 PM
113	Yes there are circumstances where this would make sense.	10/13/2023 6:47 PM
114	Yes, Time and fear, Truth and Responsibility are difficult to swallow.	10/13/2023 6:32 PM
115	10 business days is plenty of time to get things organized.	10/13/2023 5:29 PM
116	Do your job	10/13/2023 5:19 PM
117	flexibility and extenuating circumstances are always good to account for.	10/13/2023 4:42 PM
118	Yes if there are proper reasons	10/13/2023 4:28 PM
119	See above, this shouldn't even be tabled as an option overall.	10/13/2023 4:22 PM
120	Would need permission from RECA for extension within the first 10 business days.	10/13/2023 3:51 PM
121	Yes, everything should be assessed on a case by case basis.	10/13/2023 3:32 PM
122	I think this, again, is reasonable.	10/13/2023 3:27 PM
123	People grieve for longer than 10 days, and may not be able to have the documentation to give to the registrar. People need time, and sympathy, and should not have to worry about notifying anyone of a death. Although, I do believe that notifying the registrar immediately when accounts close is really important.	10/13/2023 3:22 PM
124	.	10/13/2023 3:18 PM
125	Yes, for anything extenuating circumstances can warrant and merit a reasonable extension.	10/13/2023 3:06 PM
126	Use common sense per each occurrence.	10/13/2023 2:58 PM
127	They can handle that responsibility.	10/13/2023 2:28 PM
128	things do happen in life which cannot be avoided.	10/13/2023 2:11 PM
129	The office of the registrar is ultimately responsible of licensing so this discretion would fall in line with current responsibilities.	10/13/2023 1:51 PM
130	What are extenuating circumstances	10/13/2023 1:45 PM
131	Life happens and I can see situations when 10 days wouldn't be enough time. I would like to see the Registrar be VERY strict on what they will accept for an extension. I want it to be seen as difficult to get an extension.	10/13/2023 1:43 PM
132	No. Brokers need to be held accountable at all times	10/13/2023 1:18 PM
133	No all changes are easily identified and able to be reported within the 10-day period. Allowing an extension under extenuating circumstances allows for greater assessment on case-by-case basis.	10/13/2023 1:16 PM
134	Life happens, so yes - this should also be permitted.	10/13/2023 12:59 PM
135	Depending on certain situations more time might be needed.	10/13/2023 12:56 PM
136	See above	10/13/2023 12:54 PM
137	i do think 10 days is reasonable for the items listed above.	10/13/2023 12:48 PM

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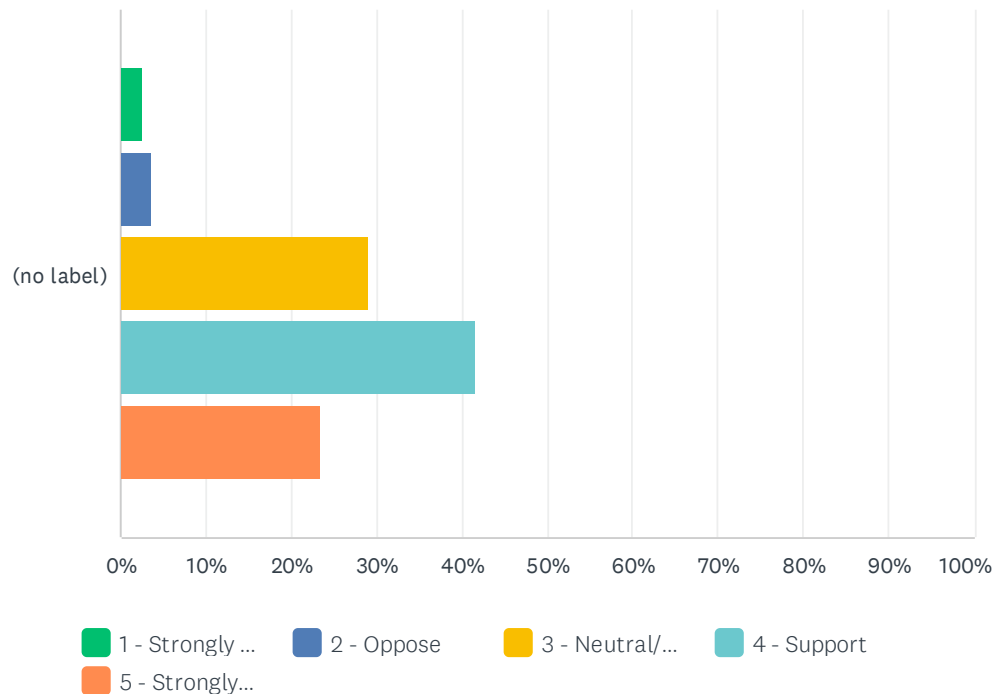
138	See previous answer	10/13/2023 12:32 PM
139	10 days is enough time to make changes. What if something happened during that time - who would be responsible ? If that rule is change, it should state whose responsibility would be in meantime to clarify future disagreements .	10/13/2023 12:11 PM
140	Situations arise and 10 days and I am of the opinion 10 days is not sufficient.	10/13/2023 11:54 AM
141	5 business days is enough; technology makes this easy to comply with.	10/13/2023 11:52 AM
142	Problems arise.	10/13/2023 11:45 AM
143	Please see explanation above	10/13/2023 11:45 AM
144	Certain situations be require additional time in reporting	10/13/2023 11:45 AM
145	as above.	10/13/2023 11:35 AM
146	I think this could be reasonable in certain situations	10/13/2023 11:30 AM
147	If the 10 days don't exist, than this is the 10 days.	10/13/2023 11:29 AM
148	I have my concern with this, especially in a case of a brokerage shutting down and the public isn't aware.	10/13/2023 11:28 AM
149	if a single broker/owner passes, compassion is required and extensions should provided as required, so RECA should be given the power to make judgement calls as required.	10/13/2023 11:27 AM
150	If there are reasonable circumstances the Registrar should have the ability to use their discretion	10/13/2023 11:19 AM
151	Draw a line in the sand. So everyone knows the expectation. Give an inch they will take a mile	10/13/2023 11:19 AM
152	This may cause issues - people will put off and request extensions which may lessen the compliance with the reporting rules.	10/13/2023 11:17 AM
153	Absolutely, tragic events shouldn't have to follow draconian rules.	10/13/2023 11:15 AM
154	Seems reasonable	10/13/2023 11:11 AM
155	See above.	10/13/2023 11:11 AM
156	See the aforementioned comment - it should be 30 calendar days - including holidays, etc.	10/13/2023 11:08 AM
157	What is the definition of extenuating circumstances?	10/13/2023 11:07 AM
158	but has to be a good reason	10/13/2023 11:04 AM
159	Notification is not hard. If it is for certain brokerages it's only because they don't have proper systems in place to deal with these events.	10/13/2023 11:04 AM
160	There will be times when more time is needed.	10/13/2023 11:03 AM
161	This is a fix for the embarrassing situation that RECA found itself in, congrats.	10/13/2023 11:00 AM
162	There might be circumstances where 10 days would be too short and some common sense discretion would serve well.	10/13/2023 11:00 AM
163	No situation is the same.	10/13/2023 11:00 AM
164	see previous question	10/13/2023 10:56 AM
165	Who decides.. ?	10/13/2023 10:52 AM
166	Yes, because some circumstances may require a little more time.	10/13/2023 10:52 AM
167	This is fair and allows the Registrar some flexibility to resolve more complicated situations.	10/13/2023 10:52 AM
168	Yes I support this	10/13/2023 10:51 AM
169	flexibility, in this day in age is a good thing	10/13/2023 10:43 AM
170	Better be a good reason and not a case of poor work ethic.	10/13/2023 10:37 AM
171	10 days already seems like plenty of time but I'm all for enforcing spirit of the law over letter of	10/13/2023 10:33 AM

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	the law	
172	Should be 30 Days	10/13/2023 10:28 AM
173	im not sure.	10/13/2023 10:19 AM

Q14 SHOULD A SIMILAR 10-DAY NOTIFICATION REQUIREMENT BE EXTENDED FOR INDIVIDUALS AND THEIR NOTIFICATION REQUIREMENTS UNDER RULE 40?

Answered: 1,536 Skipped: 16



	1 - STRONGLY OPPOSE	2 - OPPOSE	3 - NEUTRAL/DON'T KNOW	4 - SUPPORT	5 - STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
(no label)	2.54%	3.58%	28.91%	41.47%	23.50%	1,536	3.80
	39	55	444	637	361		

#	PLEASE EXPLAIN YOUR REASONING. FEEL FREE TO ALSO OFFER ALTERNATIVE CHANGES.	DATE
1	I would support requiring individuals to notify within 15 business days versus 10 business days. Immediate is unreasonable and 10 is still too soon.	11/30/2023 9:48 PM
2	Yes. I think this would be fair as well.	11/29/2023 5:07 PM
3	I'm not a broker, so I'm not knowledgeable in the issues surrounding this.	11/29/2023 12:18 PM
4	15 business days as well.	11/27/2023 8:35 PM
5	Time is of the essence in this industry.	11/27/2023 5:24 PM
6	I strongly support this. However if the criminal offence is in relation to Real-Estate and Mortgage dealings, it should stay 5 days.	11/26/2023 1:39 PM
7	For the same reasons as mentioned above.	11/24/2023 6:10 PM
8	Change of Name, Bankruptcy, Judgements, etc, these are serious matters that may compromise the confidence of the general public and must be reported immediately if not sooner.	11/22/2023 8:05 PM
9	Keep the rules consistent.	11/22/2023 12:31 PM

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10	Having been subject to Rule 40 myself, this would be good consideration to offer. The events predicating a notice under Rule 40 can sometimes be very troubling for an industry professional causing great stress. Having said that, my only caution or concern would be that an extension of time may result in the absence of mind to remember to fulfil this responsibility. I would also highlight that there is the possibility even as the requirement currently stands, that many industry professionals become absentminded to their responsibility under the rule. The only reminder we have to trigger the mind to remember is at our annual licensing renewal.	11/22/2023 11:51 AM
11	Within 7 business days	11/22/2023 11:27 AM
12	Extensions should be allowed without having to plead for same.	11/21/2023 8:23 PM
13	Certainly	11/21/2023 2:06 PM
14	I think if you're changing one you should change the other to keep it consistent	11/21/2023 2:03 PM
15	Also good clarification.	11/21/2023 1:56 PM
16	All industry members could have stressful situations impacting their professional timelines, so extend the same principle to all industry members if you extend it for brokers	11/21/2023 12:45 PM
17	Again, things do happen and I think 10 business days is reasonable	11/21/2023 10:42 AM
18	Again life is busy and immediately is not reasonable	11/21/2023 10:29 AM
19	Yes	11/21/2023 10:02 AM
20	Yes	11/21/2023 9:58 AM
21	Rule 40 is not explained above. I dont know what I am answering.	11/21/2023 9:15 AM
22	Life happens!	11/20/2023 4:50 PM
23	They should be given extention under some circumstances	11/20/2023 3:50 PM
24	Yes as the brokerage may be later in learning of the cause of the criminal act.	11/20/2023 2:19 PM
25	This too makes sense	11/20/2023 1:40 PM
26	5 days is ore timely.	11/20/2023 1:30 PM
27	yes because they may not know and need to talk to their broker before notifying council .	11/20/2023 1:24 PM
28	Again, don't "rule" yourself into a corner....RECA needs to govern with less regulation, not more, and needs to have enough flexibility to manage the cases that come up. I would guess that nothing fits a cookie cutter, so keep the flexibility there to manage each instance appropriately.	11/19/2023 7:18 PM
29	Have to draw the line, already have extended to 10 days, but I guess if there are circumstances beyond control they should have the same rights as the registry	11/16/2023 5:11 PM
30	same as item #11 and 12.	11/14/2023 10:16 AM
31	When those circumstances arise and only if after four days only having 5 days permitted, the individuals are required to provide a update of where they are at and what is it that they are requiring the additional time for. Then if the progress report is provided up to the fourth day and the individuals then explains what is remaining / required to be submitted, is reasonable to why the extension is required the registrar should be permitted to extend another 5 days. Only if a progress report is provided as to the situation.	11/9/2023 2:59 PM
32	Consistency among the rules will help strengthen our industry.	11/8/2023 4:08 PM
33	If a brokerage is granted 10 business days, so should individuals.	11/7/2023 1:33 PM
34	Not enough knowledge to accurately comment.	11/3/2023 9:51 AM
35	The reasons for notification need to be significantly reduced to serious criminal charges, fraud related, breach of trust etc.	11/3/2023 9:17 AM
36	Under extenuating circumstances	11/2/2023 6:27 PM
37	Ten business days is reasonable under most circumstances	11/2/2023 4:06 PM

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38	why	11/2/2023 3:15 PM
39	I support the change, however I would suggest 30 business days.	11/2/2023 2:39 PM
40	Sue - same answer. As a Broker, I would however insist on immediate information as part of good administration policy.	11/2/2023 1:36 PM
41	Should be the same rules for all individuals.	11/1/2023 12:43 PM
42	Yes, again immediately is not realistic.	10/29/2023 1:18 PM
43	Individuals can always ask for an extension based on circumstance, and the Registrar should have the option to exercise that discretion if warranted, upon review.	10/26/2023 1:21 PM
44	These are more severe and extending the allowed time may allow the agent to rush business through to avoid problems before they provide notification to Reca.	10/25/2023 3:59 PM
45	Nope, five days.	10/25/2023 1:29 PM
46	A realtor has control over how they behave and act and if the reason is for something under rule 40, then I think the notification days can stay as is.	10/25/2023 1:17 PM
47	All realtors should know that ethics and transparency are key when performing in the public's best interest. If you need more time to disclose that something is wrong, it places RECA at a disadvantage in that they might have been able to put out a fire or address it before it becomes a larger concern.	10/24/2023 1:41 PM
48	Perhaps, I'm open to discussion on this one.	10/24/2023 10:47 AM
49	Why would it be one set of rules for brokers/brokerages, and a different more stringent set for regular associates/members? Absolutely, it should be congruent for all.	10/23/2023 4:42 PM
50	There are no good reasons to delay notifications to Reca.	10/22/2023 12:36 PM
51	Sometimes conversations are needed to understand what needs to happen. The current requirement is short when the business environment is busy.	10/22/2023 11:29 AM
52	Should be 60 days	10/20/2023 7:47 PM
53	Yes. I think that way the playing field is fair to all involved.	10/20/2023 4:21 PM
54	If I'm understanding correctly, individuals should have to report within five business days	10/20/2023 10:08 AM
55	Again, having a 10-day notification makes it clear.	10/19/2023 4:03 PM
56	Individuals are not as disciplined as brokerages and they usually don't have staff or resources as there brokerages have. They should be dealt with little leniency. There should be more learning opportunities when mistakes happens. giving them 10 days instead of 5 is somewhat that is needed as well.	10/19/2023 1:04 PM
57	They should align. So what one gets, the other does, too.	10/19/2023 6:27 AM
58	No, five days is plenty.	10/18/2023 12:31 PM
59	I feel this is a nonsense change. If you can't notify in the 5 days they require then what is an extra 5 days.	10/18/2023 9:48 AM
60	Again, sometime unforeseen medical and travel situations occur that may prevent immediate notifications.	10/17/2023 10:48 PM
61	I would recommend 30 days. Licensees should have the opportunity to obtain legal advice on their circumstances before having to notify RECA (including on whether on the advice of counsel notification is required). Providing them a reasonable period to do so would be appropriate.	10/17/2023 7:43 PM
62	What if my child dies, what if I am out of the country, what if I am subpoenaed?	10/17/2023 6:30 PM
63	Same reasons above	10/17/2023 4:07 PM
64	Same as above	10/17/2023 11:37 AM
65	On all of the notification requirements: Why would an event that has happened not be reported within 5 business days? If it's happened, all info is available at the time of the event	10/16/2023 5:52 PM

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concluding. If other parties are being affected by the event, another week before disclosure could result in extra damages or loss.

66	10 day notice is usual practice.	10/16/2023 3:44 PM
67	Same as above. Just use common sense but 10 days is a good guideline.	10/16/2023 3:06 PM
68	What's Rule 40?	10/16/2023 2:04 PM
69	I think that having a set number of days removes ambiguity which is great. I'm not certain if 10 business days is the right number. In some situations it might not even be practical to provide proof of the circumstances within 10 days in order to plea for the extension. What kind of proof is required?	10/16/2023 1:07 PM
70	I'm not sure why someone couldn't notify the registrar within 10 days	10/16/2023 12:47 PM
71	I feel like this defeats the purpose of needing to notify the registrar.	10/16/2023 11:48 AM
72	Rule 40 - are you serious? I am supposed to know what this is? I can assume this means conviction of a crime .. and again no. 10 days is beyond plenty of time.	10/16/2023 11:45 AM
73	Yes, this would give someone a deadline for providing documents, and if more time is required, this would be an acceptable practice.	10/16/2023 6:43 AM
74	why 10 days? So long?	10/16/2023 1:09 AM
75	yes	10/15/2023 7:03 PM
76	You made a mistake in the question. It should read "10 business day" as in Question 11. I strongly support a 10 business day requirement.	10/15/2023 6:20 PM
77	For the same reasons. Sometimes it is not realistic to do it within that time frame	10/15/2023 4:02 PM
78	In cases where a 10 day extension is needed, then this should simply be asked for with reasoning. Then it would be up the the proper committee to grant or deny this.	10/15/2023 2:33 PM
79	I think the Brokerage bears the weight of responsibility for their agents and therefore should be the first line of compliance with those agents. This is an opportunity and a responsibility of the broker.	10/15/2023 11:27 AM
80	Consistency in this area makes sense.	10/14/2023 11:40 PM
81	Should be dealt with individually with guidelines that are accepted reasons.	10/14/2023 3:06 PM
82	Same as 12	10/14/2023 11:16 AM
83	as above	10/14/2023 10:32 AM
84	same as above	10/14/2023 10:28 AM
85	Same.	10/14/2023 10:06 AM
86	This would depend on the situation.	10/14/2023 9:55 AM
87	Common sense	10/14/2023 7:17 AM
88	You should include the point of rule 40 in your question preamble.	10/13/2023 8:58 PM
89	10 days is a reasonable time frame.	10/13/2023 6:47 PM
90	Freedom demands it.	10/13/2023 6:32 PM
91	Same reasoning.	10/13/2023 5:29 PM
92	Rules are in place for reasons, this county is moving to passive, we need more accountability not less	10/13/2023 5:19 PM
93	Individuals meaning licensees? Section 40? Are you asking us to frame it by applying it to the context of brokers and the other sections above? If so, you have not referenced either in the verbiage above so this is an unclear, invalid question to ask.	10/13/2023 4:34 PM
94	See above	10/13/2023 4:22 PM
95	What's rule 40?	10/13/2023 3:27 PM

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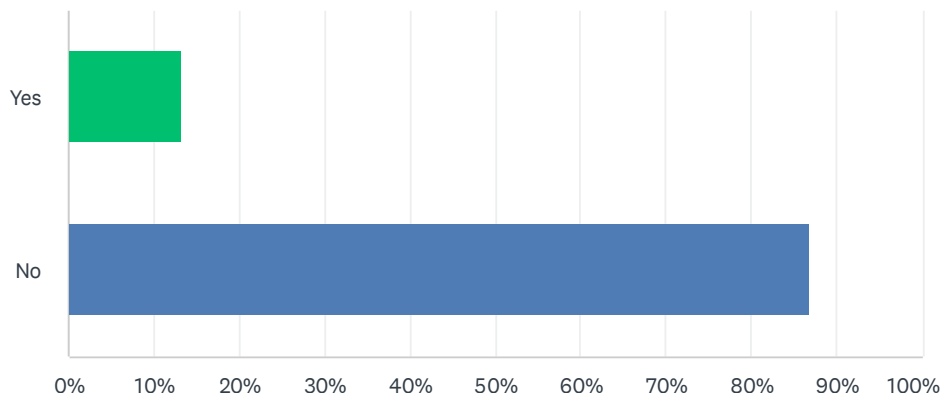
96	Yes. I Agree	10/13/2023 3:22 PM
97	.	10/13/2023 3:18 PM
98	Yes, please see comments above.	10/13/2023 3:06 PM
99	should be 30 days, these people already have enough to think about	10/13/2023 2:58 PM
100	Logical.	10/13/2023 2:28 PM
101	Too much over-reach by RECA and an effort to micro-manage industry professionals. The rules and criteria for giving notice are a drastic over-reach to what can and should be limited jurisdiction of RECA with respect to private information of industry members and the need for RECA to know such personal and private information. RECA should not have any right to compel industry members to provide such a broad base of private information, and should only be limited to very specific and narrow circumstances.	10/13/2023 2:24 PM
102	Yes. Why would it be different for individuals?	10/13/2023 1:43 PM
103	perhaps 5-7 days	10/13/2023 1:27 PM
104	The same reasons for extending that apply to brokers apply to individuals.	10/13/2023 1:04 PM
105	Again, life happens, so yes this should also be permitted.	10/13/2023 12:59 PM
106	Same applies on my thought from my previous comment.	10/13/2023 12:56 PM
107	I'm indifferent. I can see the standards here being important to keep people honest and accountable.	10/13/2023 11:45 AM
108	Same as above	10/13/2023 11:45 AM
109	as above.	10/13/2023 11:35 AM
110	Consistency in the rules is good.	10/13/2023 11:34 AM
111	I have never been one to jump around, so I don't know I don't really have an opinion	10/13/2023 11:30 AM
112	I believe the individuals notification period must be no more than 5 business days in order for the broker/brokerage to prepare their response to any serious matters such as complaints.	10/13/2023 11:22 AM
113	It probably would have been best you add Rule 40 to the above explanation.	10/13/2023 11:20 AM
114	The question is somewhat vague, whereas I am not certain if the question is such that; if the 10 day rule be applied to Rule 40 or to give the registrar the ability to extend the notification period beyond 10 days. I agree that having ten days to notify the registrar I don't feel it would be necessary to have more than 10 days to notify the registrar, if you have been convicted of a criminal offence 10 days is sufficient.	10/13/2023 11:19 AM
115	This may cause issues - people will put off and request extensions which may lessen the compliance with the reporting rules.	10/13/2023 11:17 AM
116	No, they should report again within 72 business hours	10/13/2023 11:15 AM
117	Yes. Anything that creates an opportunity for a successful outcome seems reasonable.	10/13/2023 11:11 AM
118	Makes sense to have a number of days so theres not misinterpretations with the rule	10/13/2023 11:11 AM
119	I believe this will be a nightmare to manage	10/13/2023 11:10 AM
120	Again 10 days is not sufficient in some caeses so now it gets to be a negotiation - make it 30 passing days no questions or excuses permitted, after which a substantial fine is imposed.	10/13/2023 11:08 AM
121	It should be the same requirements for all members and or brokerages.	10/13/2023 11:07 AM
122	equal rules for all.	10/13/2023 11:04 AM
123	Notification is not hard. If it is for certain brokerages it's only because they don't have proper systems in place to deal with these events.	10/13/2023 11:04 AM
124	Seems reasonable.	10/13/2023 11:03 AM
125	This is a fix for the embarrassing situation that RECA found itself in, congrats.	10/13/2023 11:00 AM

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126	don't have rule 40 handy	10/13/2023 10:56 AM
127	This is only fair and would be consistent with brokerages.	10/13/2023 10:52 AM
128	for reasons stated above	10/13/2023 10:43 AM
129	There are already too many regulations	10/13/2023 10:29 AM
130	Should be 30 days	10/13/2023 10:28 AM
131	sure.	10/13/2023 10:19 AM

Q15 DO YOU HAVE ANY ISSUES OR CONCERNS WITH ANY OF THESE CLERICAL AMENDMENTS?

Answered: 1,487 Skipped: 65



ANSWER CHOICES	RESPONSES	
Yes	13.11%	195
No	86.89%	1,292
TOTAL		1,487

#	PLEASE EXPLAIN.	DATE
1	I do not support team leads being required to be licensed as associate brokers. The broker is currently responsible for the activities of the brokerage and delegates accordingly, if the broker does not feel that an associate is competent enough to lead a team, then the broker should prohibit said associate from doing so within their brokerage.	11/30/2023 11:55 AM
2	Only to remove the remove redundancy is fine. Red tape is not clear this is vage.	11/29/2023 5:14 PM
3	concerned it could cause more red tape	11/29/2023 4:15 PM
4	Sounds like they need to be updated.	11/29/2023 12:20 PM
5	The proposal is generally making things more complex and it will cost associate more, the brokerage more, and finally these costs will be passed on to the clients/customers. A good system should be simple, so that people can focus on the work they are doing, not so many many obstacles/red tape. I sincerely hope this proposal should only keep "10 day" proposal and the rest being removed.	11/27/2023 9:57 PM
6	Why should the Registrar have any say with regards to a brokerage's fiscal year end?	11/27/2023 8:39 PM
7	Keep it simple	11/27/2023 5:25 PM
8	Please refer to survey notes	11/27/2023 10:44 AM
9	Yes, I have an issue with proposing diving our industry into 7 Industry Sectors. Please do not complicate our already heavily complicated industry. This could indeed reduce the availability of the licensees in certain sectors and it would prevent or limit licensees getting jobs in already ghosted province and in the horrible local, federal and global economy. This is a horrible idea and poor timing. Please leave it the way it is.	11/26/2023 1:46 PM
10	Not necessary.	11/23/2023 1:26 PM
11	I strongly oppose the entire initiative. RECA cannot be trusted. The organization appears to	11/23/2023 1:03 PM

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have deemed themselves to have authoritative dictatorship status. Upon RECA moving forward with this initiative my recommendation is to have them disbanded and absolved.

12	I do not see where the amendments are being made in the discussion paper. The before and After should be noted so it is easier to distinguish.	11/22/2023 4:19 PM
13	I believe we should be notified of any changes by communication as one interpretation can be different than others.	11/22/2023 2:23 PM
14	I am not clear enough on the amendments. Therefore my answer is yes as there is no "no opinion" button	11/22/2023 5:45 AM
15	I have not yet reviewed this in detail and am not confident to provide an answer of no .	11/22/2023 5:41 AM
16	I've explained several times in the comments - this isn't to benefit realtors or the general public. It's so enforce ridiculous rules upon us, and cost us even more. Other provinces realtors do not have these rules in place.	11/21/2023 7:22 PM
17	For that first bit about adding more licenses, that adds red tape, does not remove it and needlessly muddies the licensing framework and guidelines.	11/21/2023 3:32 PM
18	Provided these amendments are in the best interests of licenced agents.	11/21/2023 2:30 PM
19	Change to 30(1)(d), trust account locations should be disclosed to ensure they are staying within jurisdiction.	11/21/2023 1:35 PM
20	I read the Discussion Paper but did not compare the suggested changes to the original wording. I trust that people with competent grammar skills have reviewed and approved these changes	11/21/2023 12:48 PM
21	I have spent considerable time explaining my thoughts in prior comments in the survey.	11/21/2023 12:25 PM
22	See previous answers	11/21/2023 10:31 AM
23	As much as you are trying to reduce red tape, everything I see only increases it.	11/21/2023 10:18 AM
24	A lot of these rule changes are not justified or required in maintaining public confidence.	11/21/2023 10:04 AM
25	As long as there are no additional amendments put forth AFTER these responses have been submitted	11/20/2023 8:08 PM
26	Re-licensing education: Right now, none of the sectors have turned attention to re-licensing education, but that will surely change soon. Are people holding multiple licenses going to have their yearly education double, triple, or quadruple? Licensing process: Presumably, this change would require some sort of difference in the licensing process itself, or why make a change at all? Marketing materials: A change in licensing structure means many licensees would need to tweak their marketing materials, including significant printed collateral, even more so if they need to belong to more than one brokerage. Multiple brokerages: While we see a move like this being too cumbersome for many licensees to consider joining multiple brokerages, the costs and administrative burden of doing so could be significant, depending on the brokerage model. Legal complexities: Licensee being accountable to more than one brokerage is all but guaranteed to have legal implications.	11/20/2023 7:42 PM
27	There were none that I saw as I quickly reviewed them. This is an item that should be entrusted to those that work closely with these documents. Also, this question #14 is kind of a reverse/negative question. It would have been much more clear if it was something like "do you support these clerical amendments?" No, I do not have any concerns with these clerical amendments.	11/20/2023 4:52 PM
28	These amendments appear to support the requirement of multiple Brokerages?? If this is the case, I am NOT in support.	11/20/2023 4:00 PM
29	Rule 30(2)(d) Dispense with requirement that the brokerage trust account(s) location(s) and account number(s) be included in brokerage license application. As I am not a broker and am not informed of the rules and regulations around licensed brokerages and trust accounts, I don't know if the above is a trespass on the brokerage's privacy, but if not, I do believe there should be firm rules and policies in place to ensure the brokerage has established a proper trust account and it's location.	11/20/2023 3:51 PM
30	What are you talking about "reduce red tape"?? This clearly has UCP fingerprints ALL over it.	11/20/2023 3:47 PM

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31	30 - documents can still be signed electronically & in my opinion having the trust account information on record offers more protection to the consumer so why would this be taken out?	11/20/2023 3:38 PM
32	Why the change. Rules keep people organized.	11/20/2023 2:21 PM
33	Inefficient changes that do not take care of the significant problems. Divide and conquer	11/20/2023 1:38 PM
34	I don't see how many of these changes helps anyone right now	11/20/2023 1:31 PM
35	This is clearly just a way for RECA to have to hire more staff to deal with all the administration that's going to happen with seven different licensee programs. We are not stupid. Please stop insulting our intelligence with your Gestapo Ways	11/20/2023 12:09 PM
36	Some of the rules need updating	11/16/2023 5:21 PM
37	I am glad you have this survey & hopefully everyone participates. This could affect their business to a large degree & they may not like it.	11/9/2023 2:53 PM
38	Money grab	11/9/2023 2:03 PM
39	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)(d) Dispense with requirement that the brokerage trust account(s) location(s) and account number(s) be included in brokerage licence application	11/9/2023 11:20 AM
40	Let us keep all our expertise areas of work as a whole. Don't take away work from us please? I do mostly Residential but a bit of Commercial. Thank you	11/7/2023 4:26 PM
41	I have not reviewed these amendments	11/7/2023 1:53 PM
42	These are extremely unrealistic proposals. Not good for the industry.	11/7/2023 8:26 AM
43	Want to see the whole context of the amendment. The existing and the redlined version of the new.	11/3/2023 9:22 AM
44	The discussion paper should illustrate the current rules with the proposed changes on one page for clarity and in the interest of the readers time. Please update and recirculate with current & proposed. Example Rule: 31 - are you adding, changing, removing? Should it be 31(2)(a)? Discussion Paper • Rule 31 Controlling interest owner, as described above Registered broker 31(1) An individual applying to be the registered broker for a brokerage that is a partnership or corporation must: (a) in the case of a partnership, be a partner or a manager designated by the partnership; and (b) in the case of a corporation, be a member of the board of directors of the corporation, an officer of the corporation or a manager designated by the corporation. 31(2) If the individual applying to be the registered broker of a brokerage or subsequent to issuance of a licence as a broker: (a) is not the owner of the brokerage, or (b) does not have a controlling interest in the ownership structure of the brokerage, the registrar may request, as a condition of issuing a brokerage licence, that one or more individuals who are the owners of the brokerage or have a controlling interest in the ownership of the brokerage provide a guarantee or security which in the opinion of the registrar is necessary to ensure the brokerage complies with the provisions of the Act, Rules and Bylaws. 31(3) The individual registered as the broker for a brokerage shall at all times meet the qualifications of a broker and be eligible to be licensed as a broker under these Rules.	11/2/2023 2:58 PM
45	Some of these are more important than others. Some are more readily to protect the public than other questions asked. It might need a question and answer session on each of these.	11/2/2023 11:16 AM
46	Being able to being licensed at more than one brokerage is confusing to the public, as well as if there is an issue what hat is the agent going to be charged and liable under. So then the agent gets left in the middle of multiple offices that won't support the agent.	11/1/2023 12:24 PM
47	They are all reasonable	10/30/2023 10:05 PM
48	The use of the word "duplicitous " .	10/30/2023 4:48 PM
49	And so should you.	10/27/2023 11:23 AM
50	Neutral on this...	10/27/2023 10:52 AM
51	No idea. Did not read up on this.	10/26/2023 4:44 PM

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52	The amendments were recommended after extensive review and consultation by my peers, their hard work is evident and appears to accomplish the desired intent. Thank you.	10/26/2023 1:24 PM
53	Time will tell. Rarely do things get streamlined, they tend to be increased in the name of change.	10/25/2023 2:19 PM
54	They need to be presented individually to use, type them out in a survey to be reviewed one by one so not confuse anyone.	10/25/2023 1:32 PM
55	I have issue with the increase of the licenses and multiple brokerages required. These changes your proposing are creating more red tape, mass confusion and increased legal issues unnecessarily.	10/25/2023 1:20 PM
56	Anything to make things run smoother and more efficiently is appreciated.	10/25/2023 1:18 PM
57	Massive concerns. It is way too complicated, anti-competitive, bureaucratic to the max, not cost effective, not feasible to have a current practitioner potentially have to hold 5 or 6 licenses with 5 or 5 different brokerages. This needs to be shut down and abandoned. This will be one of the biggest mistakes in history if put forward. RECA will not gain credibility by implementing complicated practice. It will reduce the membership, restrict competition, increase costs, and confuse the public. I can't believe this is even being considered.	10/25/2023 10:29 AM
58	Team leads should not require a broker license. We still go to the brokers when necessary and the team leaders do not have time to deal with certain issues.	10/24/2023 4:54 PM
59	Rule 30 (2) d I believe that all brokers should be including their trust account information with their applications. As individuals under the broker, I would like to know that my broker has legitimized his business approach and that we are not dealing with a box in the back for funds.. a paper trail should always be clear so that in a court of law due diligence can be shown that all measures were taken to protect money coming in and going out of the brokerage. for the sake of consumers as well as those brokers are supposed to be looking out for	10/24/2023 1:46 PM
60	Notes were made throughout the survey. If the goal is to reduce "red tape" I think the sub-classification of sectors would achieve the opposite.	10/24/2023 10:48 AM
61	Too much too fast	10/23/2023 2:45 PM
62	No issues with the indicated changes but it would be helpful to remove the clerical requirement to use only the birth certificate name to identify licensees and make the requirement to be the name displayed on government issued identification.	10/23/2023 10:20 AM
63	The system works well, why change it!	10/22/2023 12:38 PM
64	I need further time to read through properly	10/20/2023 7:51 PM
65	Some of the rules are repetitive and it would be great to see them cleaned up.	10/19/2023 4:03 PM
66	The need to be discussed and or voted on	10/19/2023 1:46 PM
67	As Long as Consumers will trust RECA to do good for the consumers any change is acceptable. Clerical amendments should be done as one is seeing to it and making sure it is not bringing any harm to any party. Also no loopholes should be left.	10/19/2023 1:06 PM
68	Cutting red tape would be a good start.	10/19/2023 11:16 AM
69	Neutral	10/19/2023 7:25 AM
70	I often wonder about criminal record checks. So i get you are to report to reca asap when something happens. Ok, fine, but what about the ones that don't? Does reca have a true way to check? Should there be a requirement every 10yrs to do another one? What about those who were licensed pre-required checks?	10/19/2023 6:32 AM
71	Most appear to be ok. Cannot fully comment on others without reviewing a redline showing the changes in the full context of the current rules.	10/17/2023 7:47 PM
72	This is too onerous. If it gets rid of red tape then fine.	10/17/2023 4:09 PM
73	explained conflict of interests and waste of resources in the comments already.	10/17/2023 3:13 PM
74	Why would this be removed: Dispense with requirement that the brokerage trust account(s) location(s) and account number(s) be included in brokerage licence application	10/17/2023 1:09 PM

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75	The amendments are restrictive and will create additional burdens on both agent and brokerage. Unwelcomed.	10/17/2023 11:39 AM
76	Honestly, I got bored reading the discussion paper, so can't answer that question. I'm not going back to check either. Should add another response of 'dunno'.	10/16/2023 5:54 PM
77	Fix the typos.	10/16/2023 3:45 PM
78	I feel that the current education and licensing is horrible. The barrier for agents to become licensees is too low, allowing anyone to become licensed, second the cost keeps reducing allowing all agents to get licensed. This has in turn caused (opposite to what RECA mandates) a huge down turn in agent knowledge, integrity and communication. The publics outlook of Realtors is very low. I feel we need to focus less on how the different licenses are structured, more needs to be on what agents do expect once they are licensed. Agents have no idea what they are doing once the become licensed. Also the exam is NOTHING like the course. Time to drop the sour issues with AREA and communicate. That would be the first step in the right direction.	10/16/2023 3:14 PM
79	No	10/16/2023 1:08 PM
80	N/a	10/16/2023 11:51 AM
81	The discussion paper doesn't show anything about what the changes are. I will reserve my vote until I know what I am voting on.	10/16/2023 11:48 AM
82	The clerical amendments are unclear in the Discussion Paper. Nothing specific was mentioned for changes only specific questions to consider. I can't answer if the amendments are good or not, as there were no mention of an changes.	10/16/2023 11:33 AM
83	Reducing red tape always good.	10/16/2023 9:56 AM
84	this question is too broad for a yes/no answer	10/15/2023 4:22 PM
85	Any time red tape can be eliminated or reduced is good for the licensees and the clients.	10/15/2023 4:02 PM
86	More paperwork for us to do. More bureaucracy.	10/15/2023 3:19 PM
87	The timeline is sufficient	10/15/2023 2:36 PM
88	I did not find these rule changes to be presented in a clear way.	10/15/2023 1:41 PM
89	What are they?	10/14/2023 10:57 PM
90	I think some of these changes will drive unnecessary extra costs for agents.	10/14/2023 10:07 PM
91	I agree with some but not with others. Having multiple licenses in the same sector with different brokerage can cause conflict of interest. i think its a great idea to have separate licenses as long as they are still registered to the same brokerage.	10/14/2023 6:29 PM
92	I don't agree with this proposed change. It suggests to me more work and more fees to associates.	10/14/2023 1:18 PM
93	I think the industry mis-understands removing red tape. Do you remember 3 page offers? Instead of 30 pages?	10/14/2023 11:00 AM
94	really no, but terms and house keeping to keep the rules up to date is fine, but dont use clerical to change the rules, update to current legislation is not clerical	10/14/2023 10:35 AM
95	I don't know but if it help	10/14/2023 10:34 AM
96	7 sectors is further complicating things unnecessarily. If I could understand the reasoning and positive impact better maybe I would feel differently. But I think things are fine the way they are and it's just creating a solution for a non issue to begin with.	10/14/2023 10:07 AM
97	I don't have any issues with RECA making our lives simpler by removing red tape...but they don't have a good track record of doing this. RECA seems to always want to make it harder for us to our job then they really should be making it easier!	10/14/2023 9:48 AM
98	I am hearing from multiple agents that these changes are confusing in terms what of what they actually mean and how it may affect us individually. I think we need more clarification.	10/14/2023 8:50 AM
99	Rule 14(1)(m) Remove requirement that broker must not be subject to a bankruptc as it is	10/13/2023 10:04 PM

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duplicitous to Rule 40(1)(f) Why is this being removed? I believe it's very relevant when running a Brokerage. Please clarify this. As I am reading this as you would allow them to be a Broker even if they were going through Bankruptcy. Which does not make sense seeing how they could potentially managing millions of dollars of clients money and I believe if the public knew they were going through Bankruptcy they would be leery of giving them deposits in trust

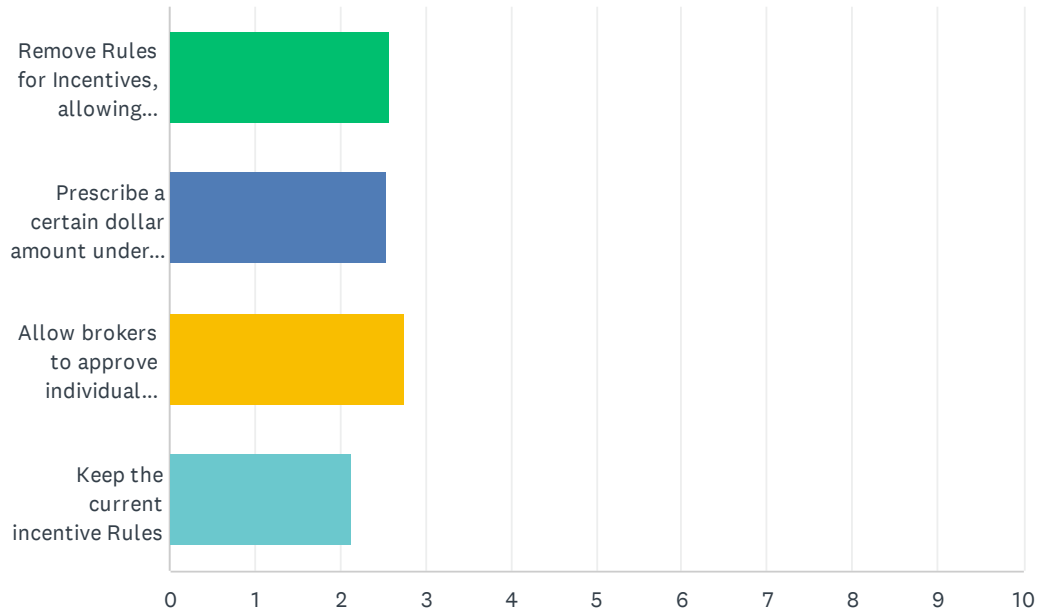
100	I don't know	10/13/2023 8:04 PM
101	Simple is best. I support less red tape.	10/13/2023 7:30 PM
102	So long as all changes maintain public protections no issue	10/13/2023 6:47 PM
103	It good for every one of us in the industry to do what is right	10/13/2023 6:34 PM
104	RECA requirements are super redundant and time consuming with no real effects to the consumer. Like our required forms that are an absolute redundant task for most of it. Any initiative to reduce redundancy is super welcome.	10/13/2023 5:32 PM
105	Yes, the system works well, why change it?	10/13/2023 5:20 PM
106	Not sure if the reason for this change. It seems another way to restrict an agents ability to trade in multiple areas of real estate.	10/13/2023 4:43 PM
107	Could not find the clerical amendments on the link supplied.	10/13/2023 4:37 PM
108	Yes, 100%, it's evident that this is a gross deliberate neglect of resources and an attempt at creating unnecessary work where it is not needed.	10/13/2023 4:25 PM
109	I believe the system we have in place is serving Albertans well and after reviewing the changes proposed I believe it will have a harm full affect on the real estate industry and it will create a lot of confusion and will bring up the cost to be in the industry	10/13/2023 3:42 PM
110	I'm not sure that I fully understand what changes are being made, even after reviewing the discussion paper.	10/13/2023 3:29 PM
111	Haven't reviewed them, but that's not an option	10/13/2023 3:20 PM
112	N/A - the clerical changes appear to be simple and straight-forward for the most part.	10/13/2023 3:09 PM
113	As per my responses I think there are still some gaps so perhaps the panel could consider providing more information if it exists or closing the gaps prior to making changes.	10/13/2023 1:52 PM
114	Nothing to add.	10/13/2023 1:43 PM
115	I think changing 'RURAL REAL ESTATE' TO 'AGRIBUSINESS' is unnecessary. There is a large market for Rural residential that is not represented in this name change. This would be confusing to consumers looking for Rural Residential homes. Where would those fall?	10/13/2023 1:35 PM
116	I dont know	10/13/2023 1:29 PM
117	Removing red tape and clarifying amendments is going to make things less redundant and processes more efficient.	10/13/2023 12:57 PM
118	Change is necessary	10/13/2023 12:56 PM
119	Didn't I just answer this question in the questions leading up to this? The discussion paper talks about the changes I just answered. Is this a way to backdoor getting people to agree to the changes?	10/13/2023 12:48 PM
120	Would just propose the license to remain intact for atleast 2 years. Because right now whats happening is if u are not licensed for an year / or associated with a brokerage for an year, then you have to give the exams again n get certified again which is very time consuming. If someone has the license in mortgages and that person is not active for an year, he or she should be given more time to get it renewed without having to pass the examination again!	10/13/2023 12:09 PM
121	I believe in keeping the process and understanding of licencing as clean and streamlined as possible. From my perspective, independent to my market area. I find the system to be understood and work well from and owner/broker, agent and public understanding.	10/13/2023 12:06 PM
122	keep incentive rules as is	10/13/2023 12:05 PM
123	I don't see the discussion paper	10/13/2023 12:01 PM

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124	Regarding the proposed clerical amendments, my concern lies in the potential lack of understanding among individual associates. These proposals are complex and nuanced, requiring careful consideration and a deep understanding of the inner workings of our industry. I worry that the binary response options (strongly disagree to agree) might oversimplify these intricate matters. I urge for a more comprehensive approach, where the industry as a whole is considered. These amendments shouldn't be treated like a simple vote; instead, they require thoughtful, in-depth discussions among industry professionals to fully grasp their implications.	10/13/2023 12:00 PM
125	They look good to me	10/13/2023 11:46 AM
126	See all of my answers in previous questions and those were majority of the clerical amendments. I find this question redundant to this entire survey.	10/13/2023 11:40 AM
127	What are these amendments?	10/13/2023 11:36 AM
128	I feel like you're adding red tape and doing exactly the opposite of what you intended to do.	10/13/2023 11:33 AM
129	Sorry, I don't have time to read all this now	10/13/2023 11:31 AM
130	Need to keep transaction brokerage	10/13/2023 11:19 AM
131	I do not think should remove requirement for a brokerage to have a physical office. I also think you need to create more transparency with teams, who is on them, limit people to being on one team.	10/13/2023 11:07 AM
132	You're basically undoing the crap that we opposed before. Do actually have anyone in that Mickey Mouse office who actually has real world experience?	10/13/2023 11:06 AM
133	clerical are just typo's they do not change the content or interpretation of the rules.	10/13/2023 11:05 AM
134	We may be forgetting about the clients; we don't want to add more confusion in our industries. Additionally, we shouldn't add more redundancies to our industries. I would appreciate more information regarding these changes to sectors, before i make a more informed choice	10/13/2023 11:04 AM
135	Not issues or concerns but would love to work in a multiple of offices. Edson, Edmonton and Red Deer.	10/13/2023 11:02 AM
136	Cut Red Tape. Period.	10/13/2023 11:01 AM
137	The link to the discussion paper was not provided.. the link took me to the rules.. not the discussion paper.. I have no idea what was proposed	10/13/2023 10:55 AM
138	Reserve judgement. We need more time to contemplate same.	10/13/2023 10:53 AM
139	Transparency	10/13/2023 10:50 AM
140	I don't know what the changes are so cannot comment on that but I like to reduce red tape where possible so yes sounds good.	10/13/2023 10:42 AM
141	Some are wrong which i strongly apposed	10/13/2023 10:34 AM

Q16 Please rank each option for Rule changes for incentives from '1' being your most preferred option, and '4' being your least preferred.

Answered: 1,444 Skipped: 108



	1	2	3	4	TOTAL	SCORE
Remove Rules for Incentives, allowing brokers to manage incentives for their brokerage	27.29% 394	24.86% 359	25.21% 364	22.65% 327	1,444	2.57
Prescribe a certain dollar amount under which incentive Rules would not apply	16.83% 243	32.55% 470	37.88% 547	12.74% 184	1,444	2.53
Allow brokers to approve individual incentives, rather than brokerage-wide incentives	25.42% 367	36.70% 530	25.83% 373	12.05% 174	1,444	2.75
Keep the current incentive Rules	30.47% 440	5.89% 85	11.08% 160	52.56% 759	1,444	2.14

Q17 Please explain your reasoning. Feel free to also offer alternative changes.

Answered: 351 Skipped: 1,201

#	RESPONSES	DATE
1	It can get very competitive if brokers are allowed to approve individual incentives. Realtors with deeper pockets will always win the incentive programs.	11/30/2023 10:06 PM
2	The current rules are perfect, because if you allow incentives to be made without a rule it would create lots of chaos with big experienced realtors who manage more clients already would be able to offer better incentives making clients ask for more similar offers making it hard for other realtors making it unfair.	11/30/2023 8:13 PM
3	The best solution would be to allow Brokers to approve individual incentives rather than brokerage wide incentives	11/30/2023 3:49 PM
4	Keeping the Current incentive Rules are there for a reason. For brokerages to be able to monitor what their licensees are offering and doing. As it is, there is far too many unmonitored licensees doing things that they shouldn't be doing and not paying attention to the rules. Rules are in place for reason's, to protect the consumer and the licensees.	11/30/2023 2:58 PM
5	Keep as is-I feel with individual incentives this could become a gong show and we are working hard to keep professionalism in the industry , don't foresee with changing this-DONT CHANGE	11/30/2023 2:04 PM
6	Incentive rules must be strictly enforced otherwise you will see the bar lowered in terms of how the consumer sees the industry. Imagine opening up incentives to be allowed such as "List with Me and receive a free case of beer!". I strongly recommend the current incentive rules be strictly enforced and interpreted. The current climate of agents advertising Guaranteed Sales is detrimental to the public as it is solely used as a marketing tactic that serves no benefit to the public member.	11/30/2023 11:40 AM
7	I do not support any of these choices other than maintaining the current incentive rules. Changing the rules would only promote incentives among the "rich" brokerages or individuals. RECA should focus on protecting the public, not on creating a system where more incentives or better incentives yields more profits to the brokerage/individual. This consideration strays from what RECA should be prioritizing.	11/29/2023 5:30 PM
8	seems the most suitable options for me	11/29/2023 4:19 PM
9	Consistency amongst Agents in the same Brokerage is necessary to keep a level playing field	11/29/2023 3:35 PM
10	Nothing further	11/29/2023 3:22 PM
11	1 - 1	11/29/2023 12:27 PM
12	To keep the spirit of fair competition and one wealthy brokerage not offering big incentives to take over all of the listings in the area.	11/29/2023 12:24 PM
13	Brokerages are owned by individual business-people. As such as business should be allowed to be as competitive as possible. Different clients and sectors benefit from different incentives.	11/29/2023 12:22 PM
14	I think that there still needs to be rules around incentives to help with consumer protection and confidence.	11/28/2023 2:38 PM
15	I don't agree with allowing brokers to approve individual incentives as it could seem unfair to some people. I also think if the rules are removed altogether it could get a little out of hand	11/28/2023 11:44 AM
16	This works	11/28/2023 10:34 AM
17	If it isn't broken, why try to fix it?	11/27/2023 8:41 PM
18	There are many shady individuals in this industry and keeping the rules somewhat helps prevent the misuse.	11/27/2023 12:20 PM

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19	This is just the order I feel is most appropriate.	11/26/2023 1:48 PM
20	Incentives need to have rules or it ill be the wild west, I see that now after being in the industry this long however I believe a good consult with the broker to approve or not allow an incentive is prudent and is fair; all or nothing in a brokerage seems excessive.	11/24/2023 6:55 PM
21	I choose # 3	11/23/2023 5:58 PM
22	The current rules are too restrictive. Let agents and brokers do their own thing.	11/23/2023 1:28 PM
23	Canadian federal courts protect different business models. This principle exists and has been made law in Canada. By definition different business models do things differently.	11/23/2023 1:08 PM
24	This system does not appear broken, and thus does not require a fix/modification	11/22/2023 8:07 PM
25	Ideally, no changes. This keeps the playing field level, transparent and equitable for both the consumer public at large and industry professionals. Opening this up would potentially result in lowered consumer confidence due to lack of governance of offerings and options to the public.	11/22/2023 11:58 AM
26	This all is done for marketing and lead generation and most Brokerages have individuals or teams that work as contractors and are willing to provide incentives to create their own leads at their cost not the brokerage.	11/22/2023 10:47 AM
27	I think that different business models have different needs and a one size fits all approach is not appropriate. I don't think that individually offered incentives are a problem for the public, but they must be followed through on by the associate and there needs to be a framework to insure that.	11/22/2023 5:49 AM
28	Better for the consumer	11/22/2023 5:42 AM
29	There has to be some limits or some people will take advantage and it will become a free for all with incentives always being expected by the general public.	11/21/2023 8:49 PM
30	Brokers should have the latitude to set rules for incentives in their brokerages. It is a business decision.	11/21/2023 8:26 PM
31	I think it's important for an agent to have some free rein on ideas on how to grow their business.	11/21/2023 2:55 PM
32	I'm concerned that full removal might create an overwhelming 'wild west' of promotions and damage the industry, however the current rules I feel are perhaps stifling competition. I think some changes here would be benefit. I think a metered approach with some constraints is a good place to start.	11/21/2023 2:09 PM
33	Some agents are in better position to attract clients and offer incentives. If the Brokerage does it, all agents benefit more equitably.	11/21/2023 2:04 PM
34	This could get wildly out of hand and force out smaller brokerages who don't have the bankroll to compete on larger incentives, also pushes back the concept of competing for clients on an even playing field based on service and ethical practices as opposed to which brokerage has the most money.	11/21/2023 1:35 PM
35	This gets complicated and easy to get lost in the weeds. I support the idea of offering individual incentives but do not support incentives with no limits. I can easily see some incentives becoming untenable for the majority of industry members (list your house with me and get an all-expense paid vacation to X). These types of premium incentives would be easy for large teams or luxury dominant players -- so there needs to be some kind of limits. No easy answer here	11/21/2023 12:54 PM
36	There are so many small town initiatives that can be helped out	11/21/2023 12:40 PM
37	The fact that we cant offer a referral incentive that is not brokerage wide is ridiculous	11/21/2023 12:36 PM
38	A can of worms we do not want to open.	11/21/2023 12:36 PM
39	Leave it alone.4	11/21/2023 12:27 PM
40	I don't want to have to compete with agents that are buying clients but not providing the service. That would hurt our industry reputation too.	11/21/2023 10:43 AM
41	Some realtors would like to offer their clients certain incentives that some in the brokerage	11/21/2023 10:39 AM

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would not want, or cannot afford to do. I see nothing wrong with offering a individual incentive.

42	All realtors are not on the same page financially or with their business plan. Each person should be able to propose their incentives to their broker and if the broker is good with it the realtor should be able to proceed. It's unrealistic to assume each person in a brokerage wants to do the same incentives. Eliminating this provides opportunities to better grow your business as a realtor and better appeal to the public as incentives could then be customized to suit your target client base	11/21/2023 10:34 AM
43	We are contractors, so must run a business.	11/21/2023 10:20 AM
44	Change is not required.	11/21/2023 10:05 AM
45	Unsure of the reasoning behind the current requirements for incentives only being offered by the brokerage. (When it was all common law brokerage, there may have been a point to it. As a designated agency brokerage, the current rules don't seem to offer any reason or benefit to anyone)	11/21/2023 10:02 AM
46	If RECA wants to grow the industry, allowing individual incentives will allow the biggest teams, agents to push out new agents and smaller entities.	11/21/2023 8:39 AM
47	Fairness to all. * proof required of staying within budgetary amount	11/20/2023 8:11 PM
48	Our industry isn't, in general, trusted by the public. To allow brokers to approve, at random, with no additional requirements from RECA incentives could become extremely messy.	11/20/2023 7:44 PM
49	I have heard some Realtors® who offer a percentage of their commission as a "referral fee". I've also heard other Realtors® who offer a flat fee for any referral. We are all business people (independent contractors), and it just seems logical that each agent should be responsible for whatever incentives they want to provide. And this may even be different from one deal to the next, depending on the circumstances (their individual discretion).	11/20/2023 4:55 PM
50	Individual realtors should be allowed to offers incentives. It's a competitive business. Then realtors will work harder to perform their duties.	11/20/2023 4:03 PM
51	When you working in the field and practicing's in the Industry's you can share all the feedback with Broker and proceed according to consumer requirements meeting the guidelines..	11/20/2023 4:03 PM
52	B rokers know about all the agents working with them. So they can better work with incentives.	11/20/2023 4:03 PM
53	The rules around incentives & inducments should be relaxed and left up to the Broker's discretion	11/20/2023 4:02 PM
54	The incentive rules should remain the same as this creates the clearest and least complicated path for consumers and those members who wish the industry to be thought of in a high regard. I believe changing the rules around incentives will complicate consumer relationships with the industry as less-genuine members (brokers and associates) may mislead or potentially deceive the public without stronger controls in place from RECA.	11/20/2023 3:51 PM
55	If you remove the rules, than that opens up a can of warms. Agents would do whatever they feel makes sense. Those with money can do huge incentives while agents that are starting out may not have the money to be able to do so. This creates a number of problems.	11/20/2023 3:49 PM
56	There should be NO individual incentives. 2,3,4 should be absolutely no. What did you remove the "oppose" options for this question??	11/20/2023 3:49 PM
57	Only option is keep current rules	11/20/2023 2:39 PM
58	2. Keep the current incentive rules. This will create confusion and disorganization if changed. The brokerage needs to be aware of any financial offers from an agent. They carry the liability of the agent. Item. 1 4 Item 2. 1 Item 3 4 Item 4 4 In my opinion, this is not an optional tier level of acceptance.	11/20/2023 2:27 PM
59	I believe that offering an incentive by an agent, is better as the brokerage may not want to have an incentive program or may not want to pay it out to all of their agents.	11/20/2023 1:55 PM
60	By removing this rule would cause many liability issues.	11/20/2023 1:42 PM
61	Better overall control	11/20/2023 1:22 PM
62	Licensees are independent contractors and should be able to offer incentives to build their own	11/20/2023 1:12 PM

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independent book of business. Brokers are responsible and accountable for agent activity to I feel broker signatory approval would be beneficial to ensure the behaviour is in the best interest of the public and not creating public distrust. Also advertising guidelines should be included in these rule changes to reflect incentive/ inducement advertising.

63	It's already happening, so this change would align with practice. It's also extremely common in other industries to offer little giveaways on social media etc, so agents see those and want to copy them. Within a reasonable framework agents should be allowed to do little fun contests etc as long as their broker is made aware and they meet with other service alberta standards for contests and the like.	11/20/2023 11:40 AM
64	Brokers run their businesses and hold responsibility for their agents. This authority should sit squarely with the brokerage.	11/19/2023 7:19 PM
65	Do not think there needs to be incentives	11/16/2023 5:28 PM
66	removing incentive rules would create a market where agents are able to buy clients with no repercussions what so ever.	11/15/2023 11:28 AM
67	provided Broker is responsible for brokerage operation, it is often their owned business (owner/broker), they shall have certain discretion to allow some incentives be run by one group of associates and another incentives run by another group. At the end of the day they are held responsible for supervising the incentives. Having said that, I feel stronger measures shall be in place for larger incentives for items like "if you don't sell at this price, we will buy it", 5% is clearly not enough to cover the incentive, a larger measure may need to be in place. Allowing brokers a flexibility in incentives between the associates may positively stimulate the industry and individual associates performance.	11/14/2023 10:21 AM
68	Brokers are by definition expected to act professionally and I do not see any reason why they should not be allowed manage incentives for their brokerage.	11/13/2023 8:40 PM
69	There should be no deviation from the rule today. The Corporate world has code of ethics that are strictly adhered to, which has reduced the inappropriate incentives that were being offered. It is a slippery slope when there is no rule on incentives, this does erodes trust in the industry as well with the consumer. If I was a consumer and heard that associates or brokerages can offer incentives and are not governed by the licensing council, I would be lacking confidence in the industry and trust of the realtors. How would a consumer know that the seller is not being offered an incentive from the associate to accept a certain offer. Where does the what is appropriate incentive to what is not, if the licensing council has no rule in place.	11/9/2023 3:07 PM
70	The specific role has been very frustrating for myself. I am a part of a large brokerage in Edmonton. However, my main area of operation is about an hour drive west of the city. I would love to be able to offer incentives to appropriately compete with agents in my area of operation however because my brokerage is further away and so large, they will not be offering certain incentives. Therefore, I'm not able to compete with the agents in my area to gain traction and visibility. I'm even restricted from doing a like and share campaign for cheap hockey tickets while the small local brokerage offer basket raffles at their open houses. It's not fair	11/9/2023 2:07 PM
71	I strongly feel that realtors should be able to provide incentives, with the broker's approval. A realtor can do their own advertising and promotion right now; so they should have the ability to provide incentives as well to attract business.	11/8/2023 4:13 PM
72	Incentives are a way of buying a listing, as apposed to winning the listing due to your own individual expertise and listing presentation. This practice will cheapen our industry, and further diminish the image of a Realtor.	11/8/2023 11:43 AM
73	As Agents, we would like to offer incentives ourselves.	11/7/2023 4:29 PM
74	There needs to be some sort of financial backing from whoever is offering an incentive or there will be abuses and sooner or later consumers will suffer	11/7/2023 1:55 PM
75	Opening up Incentives to agents would put our industry into a bidding war among agents. In time, I believe it would generate a very poor perception of the industry. Incentives should continue to be offered by brokerages and made available to all its agents. If agents are able to offer incentives directly to clients, there needs to be a limit to the amount. In the mortgage industry it should be kept under the common cost of appraisals. So, no more than \$200.00.	11/7/2023 1:40 PM
76	most incentives are small and insignificant. however large inducements need to be monitored.	11/5/2023 10:58 PM

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77	I feel this is also important since allowing incentives to be approved and controlled through the brokerages will keep most of the funds in Canada. Lots of associates already buy leads from other companies and lots not even located in Canada and not even controlled through the brokerages. Everybody turn a blind eye but want to control incentives from associates and keep the funds in Canada. I feel all incentives should be controlled and approved by the brokerages and pay outs collected from associates and forwarded to the lead. Right now nobody knows how much are spend to lead generators and what is difference with incentives. Call that uncontrolled incentives.	11/5/2023 5:14 PM
78	I like the way things are now. If they do get changed I would want to see a limit on the dollar amount to \$100 to ensure large teams or ones with deep pockets don't disrupt the industry with large incentives. I assume these rules were put in place years ago for a similar reason.	11/3/2023 11:38 AM
79	The rich get richer	11/3/2023 9:56 AM
80	I think the brokerage should be able to manage and approve incentives in house. Some agents want to do more for their clients and others do not. We should have the freedom to run incentives with brokerage approval.	11/2/2023 9:01 PM
81	Ban incentives altogether!! Some licensees already try to "buy" the business when they cannot "earn" it. We are professionals and we need to act like it!!	11/2/2023 4:08 PM
82	You have already ruined incentives by allowing mere postings on the MLS that is an unfair incentive.	11/2/2023 3:20 PM
83	I am not in favor of 2,3,4 what so ever. I would support keeping the current incentive rules. If the associates wish to have more control on incentives, they should get their brokers license, open their own brokerage and take all the responsibility, acquire their own insurance and assume all the risk themselves. It completely undermines the broker.	11/2/2023 3:07 PM
84	Incentives are for the Brokerage, Not the individual licensee	11/2/2023 2:48 PM
85	Do not use, thus limited hands-on experience. Again, as good general business practice, the Broker should always maintain control.	11/2/2023 1:43 PM
86	This would allow for a more open market place. Builders would want to work with a single realtor not the brokerage.	11/2/2023 11:21 AM
87	The onus is on the Broker and it is their liability.	11/2/2023 11:15 AM
88	This is such a slippery slope and so ambiguous. Prescribing a dollar amount is silliness. How dollars gets spent what they get spent on and how many dollars it takes is something I think it will be hard to track. Keeping this rule and keeping it simple and clear because it seems to be working it has for a long time and should not change to eliminate any incentives or inducements that become individualized and/or not something applicable across the entire brokerage because more challenges and Industry problems	11/2/2023 9:02 AM
89	Remove the condo incentives and gifts rules	11/1/2023 9:38 PM
90	I think allowing individual associates full reign regarding incentives is a bad idea for the industry as a whole. We want to remain professional in the eyes of consumers. You don't see Dentists, doctors, or accountants advertising incentives. I do not think Brokers should be allowed to decide, it need to be an industry wide provincially regulated rule that applies to everyone. But, for compliance reasons and to align with things already in practice (Some examples are: come to my open house for a chance to win, enter my contest for a chance to win) Allowing individual incentives without broker approval could be set for a dollar amount and maybe a limited frequency	11/1/2023 2:56 PM
91	This ranking would increase the flexibility of the broker and brokerage but do not remove the rules completely. Do not set a dollar amount unless an escalator clause is included to consider cost of living/inflation/GDP.	11/1/2023 12:45 PM
92	This is fair and keeps the publics interest in the forefront.	11/1/2023 12:25 PM
93	I feel there should be no dollar amount allowed for incentives. It is an unfair advantage for established agents vs new agents.	11/1/2023 11:23 AM
94	The current rule is outdated and requires change. If an individual wants to provide incentives and consumers are receptive, it only benefits the consumer. Not all brokerages are equal. The brand is the realtor, not the brokerage; this rule should be updated to reflect the current times.	11/1/2023 2:50 AM

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95	I feel like being able to offer certain incentives would allow agents to help differentiate themselves in the market. If incentives of value, say \$500 and under, could be offered by individual or teams that would be something I'd take advantage of.	10/31/2023 10:21 PM
96	Keep the rules the same, if it is not broken why fix it	10/31/2023 4:16 PM
97	So long as incentives are properly disclosed in writing, and are reasonable under brokerage policies they should be permitted the current rules are very restrictive and should be updated.	10/31/2023 3:04 PM
98	The definition of incentives should be revised, allowing the public to participate on social media contests etc with minimal financial rewards.	10/31/2023 11:35 AM
99	Removing incentive rules will further devalue the professionalism	10/30/2023 10:07 PM
100	Adding a \$ limit would be an enforcement nightmare. Opening it up would give established Realtors an unfair advantage financially	10/30/2023 4:51 PM
101	Why does RECA get to mandate how an agent can do business? It's anti competitive. A broker should be able to approve all incentives whether agent or brokerage	10/30/2023 3:41 PM
102	The world is a dynamic place and brokerage wide incentive rules will not allow us to work within the changing environment appropriately. Allow brokers to dictate the incentives.	10/30/2023 2:49 PM
103	"Heavy Hitter' realtors will be in a position to offer incentives new or less active members can afford = uneven playing field and client 'stealing'.	10/30/2023 2:06 PM
104	An associate should be able to have the Broker approve an incentive they want to offer, without it being a Brokerage wide offer. RECA should still govern, to prevent fraud	10/30/2023 12:36 PM
105	This is opening up a can of worms. "Free TV if you buy this house with me" It's a terrible way to run our industry. I think it's a terrible idea. If the broker wants to allow it, then fine. But this will just make top performers spend more on incentives, and crush the lower producers.	10/30/2023 10:26 AM
106	The current rules are clear and transparent and clear to the consumer	10/29/2023 3:28 PM
107	The rules work as they are and the more creative individuals get, the more we have to work to regulate them. People should be buying real estate services, nothing else.	10/29/2023 1:21 PM
108	Restrictions hinder freedom of doing business	10/28/2023 5:07 PM
109	Few other industries are regulated such as we are as realtors.	10/28/2023 1:37 AM
110	This should be an agree or disagree question. Keeping the current incentive Rules is the only way to go. Protecting the consumer is the #1 priority. Incentives/inducements are prevalent in the industry already even with the rules. The question is why it is not being policed. "If you tell a person the speed limit is 15k/hr they will go 30k/hr". Same theory here. Allow the industry members to provide incentives/inducements and apply restrictions however if not policed then they will push the envelope. Perhaps try policing the current issue before making changes. Brokerages don't want this headache.	10/27/2023 4:27 PM
111	This should not change. I would destroy newer agents who cannot compete with veteran agents with bottomless pockets. Please do not do this!	10/27/2023 11:32 AM
112	It seems larger brokerages would have a huge advantage with a change.	10/27/2023 11:29 AM
113	If this is a change to the rule, I would like it typed and proposed and voted prior to changed. Some business models would be running wild with it so I believe it has to be outlined. Some Agents cannot afford incentives and inducements. Or even a guide that Agents can offer incentives and inducements a specific number of times annually, not to exceed a specified amount... Or it has to be approved at the Brokerage Level... I do not want to see this turn carte blanche...!	10/27/2023 10:57 AM
114	The rules for incentives should be removed altogether. the general public doesn't know what our rules are and they frankly don't care - in general, they're not the ones complaining unless something was done shadily (in which case you have a different problem with that agent than the incentive offered itself).	10/27/2023 9:57 AM
115	I believe the current rules are necessary.	10/26/2023 1:27 PM
116	Individual incentives would be a nice change. Allowing to do small things like "come to my	10/26/2023 10:49 AM

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open house for a chance to win a gift card to a local business" would be nice to do and good for the community. However, I do believe a dollar amount needs to be applied as without it you could have very successful agents do incentives like "Buy or sell a home with ME by the end of the year and be entered for a chance to win this brand new (INSERT LUXURY CAR OR OTHER EXPENSIVE ITEM). This would leave new to-industry agents in an even worse position as they would be in a worse position to compete against large agents. Leaving the decision to the broker also opens the door for brokers who still actively trade in real estate to deny any requests from agents in their own office while allowing themselves to do incentives like the one mentioned above! This would put the agents in a far worse position for being a part of that brokerage, and give brokers an unfair advantage against their own agents.

117	Allows for more competition in the industry and agents don't need to change brokerages just to be allowed to do certain incentives. I don't think it's hurting the public in any way to let agents offer whatever incentives they want as long as it's clear and in writing. For example, a listing contract or buyer brokerage agreement could include a term that outlines any incentive offered.	10/26/2023 10:32 AM
118	We need regulations on incentives, it could result in lawsuits if failure to fulfill	10/26/2023 9:52 AM
119	Combine "allow brokers to approve individual incentives UNDER a prescribed dollar amount" (\$500)	10/25/2023 4:02 PM
120	Incentives create motivation	10/25/2023 3:46 PM
121	Incentives should be allowed through the brokerage	10/25/2023 3:01 PM
122	Incentive rules should be in place to protect consumerism and consumer choice. If the rules are removed, it creates an unfair advantage for those large brokerages and large teams. Smaller brokerages or single licensees cannot compete with incentives on that scale.	10/25/2023 2:07 PM
123	This should be an in-brokerage issue, not a provincial rule. Let each brokerage personally deal with incentives through their brokerage rules.	10/25/2023 1:50 PM
124	removing incentive rules would hurt newer associates as they may not have the finances to offer incentives and would not be able to compete with more experience	10/25/2023 1:43 PM
125	Once the box is opened, cannot put back in.	10/25/2023 1:33 PM
126	I think individual incentives would not cause any problems.	10/25/2023 1:21 PM
127	Too many loose incentives made by individuals will create chaos, make it tough to monitor and will be misleading to the public as they will ultimately be offered "loosely." It would lead to more complaints, claims, and costs to the industry.	10/25/2023 10:32 AM
128	Real Estate is a professional exercise, offering leeway for any number of menial incentives cheapens the profession.	10/24/2023 4:21 PM
129	Large offices, agents in different markets will have advantage over smaller town agents	10/24/2023 2:36 PM
130	The only issue I have is that you may have a brokerage of 2 people. Now it might be easier to offer an amazing incentive because you might have two like minded individuals. It might be more difficult for a large brokerage to offer incentives? I do feel there should be a \$ amount that individual realtors can offer as incentives without approval from their broker.. such as if they hold a contest and the prize is \$500 gift card.. it should be allowed.. no one is getting rich on \$500. Also, perhaps limit the number of times an incentive can be used yearly if there is a concern about overuse?	10/24/2023 1:51 PM
131	I think we need to be very careful here in order to nurture competition within the industry. The budget of a large team differs significantly from the budget of an individual. We can easily swing into an anti-competitive environment with rules changes here. My thinking is we as an industry should aim to promote diversity, client choice, and competition. The playing field should be level here. If a team is offering a draw for a new car for example that could eliminate individual agents and reduce competition within the industry.	10/24/2023 10:54 AM
132	These rules restrict the ability for individuals and teams to offer benefits to the public when attempting to obtain business. Scrap the rules. Let brokers manage things in-house as they see fit. And allow brokers to approve incentives on an individual basis if requested, VS shackling them to making sure every other lower-producing/less-experienced/less-motivated agents in their office are allowed (or required) to offer the same incentive to their clients.	10/23/2023 4:45 PM
133	The present rules are too restrictive	10/23/2023 3:16 PM

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134	I believe some rules should still apply, however I think under a small dollar value makes a lot of sense (like \$500 or something fairly minimal so agents can do small giveaways etc.	10/23/2023 11:11 AM
135	The current process allows for fair competition and management.	10/22/2023 12:40 PM
136	This area needs oversight. We don't need the wild west of ideas from individuals trying to influence consumers.	10/22/2023 11:37 AM
137	I believe it should be up to individual associates not even brokerages	10/21/2023 4:40 PM
138	We should be allowed to have an incentive that is exclusive to what we do that is approved by our brokerage.	10/21/2023 10:34 AM
139	I personally believe we should go the direction of private practice law and disallow all incentives. I think it cheapens the seriousness of the what we are helping consumers and clients with. However I believe the current framework is unfair and unmanageable for larger brokerages so I would support a shift to brokers needing to approve but individuals can run them.	10/20/2023 12:32 PM
140	Keep the Current Incentive Rules	10/20/2023 11:00 AM
141	I think that incentives offered by individuals should not be allowed. This can make it very difficult for new agents who do not have the same capital as large teams to gain clients. If large teams have the ability to offer significant incentives to clients this puts new agents who do not have the same abilities at a huge disadvantage.	10/20/2023 10:27 AM
142	I'm afraid large teams will dominate the market by offering huge inducements to gain business. For instance an appliance company would want to partner with a large 80 person team, in turn the large team could arrange discounted pricing at the appliance store exclusively for customers using that team.	10/20/2023 10:17 AM
143	Individuals should be allowed to offer indentures up to a certain dollar amount. If it is unlimited you create an unfair playing field for wealthy experienced agents vs new agents in the industry. This is why "caps" were created in professional sports leagues. For example realtor A offers to pay lawyer fees for client. Realtor B who was recently licensed cannot afford to do the same. If a reasonable dollar value is set, it levels the playing field.	10/20/2023 10:14 AM
144	There needs to be some flexibility and my recommendation is that incentives be at the brokers discretion with some guidelines.	10/20/2023 8:42 AM
145	It makes more sense to have the broker approve an incentive rather than a blanket rule. It also allows a licensee the ability to offer their own rather than a brokerage wide incentive. I don't agree with a certain dollar amount as every transaction is different. What you would want to offer a client who purchases a \$400,000 home may vary to one who purchases a \$3M home. I do agree the current incentive rules need to be revised.	10/19/2023 4:07 PM
146	I believe it is imperative to uphold a standard of integrity and ethical conduct among associates. By allowing individuals to be in control of incentives, it create opportunities for less scrupulous practices in their professional responsibilities.	10/19/2023 3:44 PM
147	If we really investigate this I would say 80% of agents are already doing this!	10/19/2023 1:48 PM
148	Everybody here is to make money. No unfair competition should be there. A some timer can give 100% of his commission to a family member or a friend and a full time industry member will suffer. A certain Doller amount under \$500 should be ok as it falls under gifts.	10/19/2023 1:10 PM
149	Too confusing to the public and our industry would look even more unethical to the public. It would be the wild west for incentives making it very difficult to compete with RICH realtors.	10/19/2023 12:42 PM
150	I think some control is ok with incentives especially if it's a dollar amount. It needs to be make sure that an agent is going through what they advertising to the public and not damaging the brokerage image or culture. I think the broker and an agent can agree on reasonable incentives.	10/19/2023 11:54 AM
151	Businesses, like real estate related businesses, should be allowed to provide incentives to whomever. It can determine the future of their business.	10/19/2023 11:19 AM
152	The current incentive rules create issues that actually don't exist. If someone wants to have an event, and they don't put that it is being offered by their brokerage as well as them, and they	10/19/2023 11:02 AM

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get a fine for it - this is a waste of resources. As long as the brokerage is informed then they can make the call on the parameters. A dollar amount is not a bad idea, but more discussion needs to be had as this can be perceived as anti-competitive if a brokerage wants to offer a cash back model, as an example. Overall, the current rules are too restrictive. Brokers should be encouraged to create their own policies and be involved.

153	You're restricting marketing which is restricting the way people can do business.	10/19/2023 10:21 AM
154	incentives are a slippery slope. desperate realtors will do desperate things.	10/19/2023 10:09 AM
155	1 Only- 2,3,4 delete. Real estate in Alberta especially the north is already the wild wild west. Rule changes or adapting new incentive opportunity makes 0 sense. = playing field is key.	10/19/2023 7:27 AM
156	I don't care if an associate gives away pies or does movie nights: small gift cards or \$100. However, i do worry about large items like trips, motorcycles, Larger cash backs, and Larger referral fees paid to non-licensed people. Large fees to non-licensed people will turn into a sub-business where they get clients for associates but don't have to follow any rules and the broker could end up not even knowing about it. There has to be a cap, too otherwise, its added pressure to strong brokers. If it were only up to brokers, you would see people flock to the loosy goose broker in that town, and we would have more Wild West all over again.	10/19/2023 6:41 AM
157	We should have rules to allow certain incentives to happen but to a dollar amount. This restricts our reach and ability to market	10/18/2023 9:56 PM
158	The current set up doesn't allow agents to advertise themselves through incentives online, which is to the detriment of agents. Not all brokerages are created equal and not all brokerages offer these even though individual agents and teams are wanting to provide them or offer them, leading to an imbalance in the market.	10/18/2023 2:53 PM
159	Brokers should have more control of their brokerage / business without worry of the council	10/18/2023 1:00 PM
160	Perception of Brand lies with the brokerage, despite teams, etc. Would a brokerage be liable if an agent did not pay the incentive? It must be bound by paperwork and process to limit risk and investigations increasing unnecessarily.	10/18/2023 12:58 PM
161	incentives should be a Broker prerogative	10/18/2023 12:38 PM
162	A free market serves the public with the best value for their money.	10/18/2023 10:04 AM
163	If an individual wants to provide incentives to market themselves, and the broker approves it, I don't see why RECA should not allow it.	10/18/2023 8:31 AM
164	These rules are in place to protect the consumer and make a fair playing field for all real estate professionals.	10/17/2023 10:50 PM
165	Individual incentives need to be in place as sometime not all the agents want to participate in brokerage program.	10/17/2023 7:53 PM
166	Allows more flexibility for the agent.	10/17/2023 6:34 PM
167	Some agents can afford larger incentives, so a cap is a nice idea. I also feel that as contractors who build our own businesses, it is somewhat unfair having someone tell us if we can offer a reasonable incentive to build our business.	10/17/2023 4:11 PM
168	removing the rules will allow for way more fishy deals and offside under the table incentives/inducements. the way that it is does not need to change.	10/17/2023 3:14 PM
169	Current rules are too restrictive but something still needs to be in place	10/17/2023 2:39 PM
170	Leave it the way it is	10/17/2023 2:02 PM
171	3,1,2,4	10/17/2023 1:26 PM
172	Brokers should decide how to attract business and manage the agents initiatives. This is the most organic way.	10/17/2023 11:45 AM
173	I feel that for today's age and the way that marketing is completed, the current rules are out of date and need to be addressed.	10/17/2023 7:43 AM
174	Allow agents to personalize their business and offer more incentives and to be rewarded for innovation	10/16/2023 9:24 PM

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175	Would be nice if the rules were a bit more transparent. Seems to be a lot of interpretation invited by the current rules.	10/16/2023 5:57 PM
176	Incentives are tricky and subject to abuse. Don't mess with them too much.	10/16/2023 3:46 PM
177	Small incentives <\$500 would be nice but it shouldn't be cash or gift cards without having the whole brokerage agree to it. On the other hand it's a slippery slope to eating away at our bottom line that will put smaller brokers out of business because of cheaper competition. This isn't necessarily good for consumers.	10/16/2023 3:41 PM
178	A lot of other provinces allow incentives with no issues. "Like my page and be entered into a draw for hockey tickets" shouldn't warrant a fine from RECA.	10/16/2023 2:45 PM
179	Small referral/incentives under a reasonable dollar value should be allowed by all industry members. Larger incentives/referrals should have Broker approval.	10/16/2023 2:09 PM
180	Leave it as/is	10/16/2023 2:07 PM
181	The brokerage should be able to set their own policies. RECA should only be concerned that the programs are not misleading, the incentives aren't offered for activities that would require a license, and that the incentive being offered (cash, prize, service) is actually received.	10/16/2023 1:14 PM
182	should be flexible as circumstances can vary.	10/16/2023 12:54 PM
183	incentives should be up the the individual as its coming from there pay, and should not be force on the whole brokerage.	10/16/2023 12:21 PM
184	Incentives are confusing, but some guidelines would help.	10/16/2023 11:51 AM
185	This would be an advertising, accounting and broker nightmare if changed. I can't image RECA would have much better results if issues were to arise with consumers on incentives this way. Isn't the whole point to ensure we aren't demoralizing the industry in the eyes of the consumer. Seriously what are you thinking.	10/16/2023 11:38 AM
186	Every industry offers incentives to their potential clients. This to me is a key example of RECA's over regulation in this particular area. Forcing a brokerage to offer an incentive or inducement brokerage wide removes the agents ability to design programs that are best suited for their own business and clientele.	10/16/2023 11:01 AM
187	Incentives or inducements should have no regulation at all	10/16/2023 10:56 AM
188	no changes are needed, it is working the way it is.	10/16/2023 10:14 AM
189	As long as there is full transparency, incentives should be broker controlled.	10/16/2023 9:57 AM
190	Too confusing for the customer. If licensees want to offer incentives then they should start their own brokerage.	10/16/2023 9:57 AM
191	sometimes i disagree with the current rules but in the big scheme of things i think the incentives will create more problems long term than anything else with scams etc being started online	10/16/2023 8:15 AM
192	No alternative as this would depend on the industry.	10/16/2023 6:45 AM
193	Everyone should be equal under the competition rules. Currently we are good but many realtors break alot of rules and dont care!	10/16/2023 1:11 AM
194	I feel it should be up to the individual associate if they want to offer an incentive to generate more business	10/15/2023 9:56 PM
195	i don't want a free for all where associates can just buy there business and cost the rest of the industry to spend more money and make less. the brokerage has to approve the amount and it does have to be offered by the brokerage	10/15/2023 7:05 PM
196	If you do away with the incentive rule entirely, you will create two problems. The first is agents chasing each other to the bottom by offering ever greater incentives to attract business. The second is that high-volume agents and teams will drive smaller professionals out of the industry by using every-higher incentives to win just enough business that agents begin leaving the industry. I can assure you of this because if given the opportunity, this is exactly what I would do and is no different than what grocery stores do.	10/15/2023 6:26 PM

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197	Many brokers do not take responsibility for their agents actions as it stands right now. Opening this up for broker approval would create a wild west and also an unfair advantage for agents with higher budgets. I can also see many public complaints coming from incentives when agents dont deliver as promised	10/15/2023 4:25 PM
198	Realtors and Mortgage Brokers are operating their own businesses and should be allowed some flexibility on incentives. Running a contest to win a prize does not force a person to work with a Realtor or Mortgage Broker, however having a contest does get your name and face in front of the public and is a creative way of advertising. Please allow for changes here.	10/15/2023 4:21 PM
199	Real estate agents are largely independent businesses already, allowing the agents and Broker more control just makes sense.	10/15/2023 2:45 PM
200	3	10/15/2023 1:51 PM
201	It is already a free for all out there. This again is a consumer advocacy issue. The rules of consumer protection are not there to make business easier for agents. Professionalism and services offered and integral to advertising, freebies cheapen the industry. Thank-you for your patronage is in line with business but incentives usually cheapen the industry. Brokerages need to keep a tight rein on this.	10/15/2023 11:32 AM
202	Fair, creative and clever marketing will improve consumer options and benefit in the marketplace.	10/15/2023 9:29 AM
203	I strongly support keeping the rule as it is. If realtors are allowed to run their own incentives, it grossly favours more established realtors will deep pockets over less financially capable ones. They already have the ability to advertise more which is enough of an advantage already. To give them the ability to incentivize the public to do business with them that another less financially able realtor can't do isn't a fair playing field. I think it will cause confusion in the market place as well and put an added barrier on the table for realtors with less funds: Why can't you give me X.....realtor Y is giving me X to do business with them? Can you match that or better yet, can you do better?	10/15/2023 9:16 AM
204	I do not support kickbacks whatsoever and I think kickbacks contribute to reduced consumer confidence. I used to work in the insurance industry where kickbacks were not allowed. People still got around it anyway, but it wasn't as wide-spread as in the real estate industry.	10/14/2023 11:42 PM
205	It makes zero sense to have a rule where a realtor cannot offer something unless the entire brokerage does it. I practice real estate in another province, and this is not a rule, each realtor, since they are essentially a contractor, should be able to provide their own services, and decide what they would like to offer.	10/14/2023 11:11 PM
206	This is the closest ranking to the current	10/14/2023 9:45 PM
207	There should be no limitations on incentives for individual agents. A brokerage shouldn't have to offer the incentive, agents are operating their own business under the umbrella of the brokerage, therefore I think agents should be able to offer whatever they'd like to build their business (provided the offering is within reason and appropriate).	10/14/2023 9:04 PM
208	I feel as some individuals would get out of hand with incentives to entice buyers	10/14/2023 8:22 PM
209	Keep the current rules, if RECA would enforce those rules. But since RECA is toothless at enforcing the current rules, then have no rules.	10/14/2023 5:38 PM
210	Letting every brokerage manage their own rules and allow individual incentives is loosing complete control of Realtor credibility. Paying for Realtor success should not be an option. Realtor success should come through good business conduct, education, transparency and experience.	10/14/2023 3:55 PM
211	I would worry that some brokerages couldnt compete against the big power house brokerages if they are given free rein but having a certain dollar amount along with regulations could work.	10/14/2023 11:24 AM
212	Do not want a free for all. Money talks.	10/14/2023 11:19 AM
213	We are all running our own business, and this would allow us further opportunity to do so, with broker approval of individual incentives	10/14/2023 11:02 AM
214	This will ruin real estate, look at what happened in sask. Keep what there is and do not allow incentives	10/14/2023 10:37 AM

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215	I believe the goal should always be to maintain industry professionalism and if we give free reign for incentives and inducements then I think some people would make a mockery of the professional and turn it into a sideshow.	10/14/2023 10:29 AM
216	I don't want our industry standards to be devalued or cheapened. This would create major animosity within brokerages itself and could show as a form of favouritism towards individuals. Keep this as a level playing field.	10/14/2023 10:10 AM
217	Dollar amounts could create situations where multiple small incentives are being offered to skirt the rules. I do not support this approach.	10/14/2023 10:02 AM
218	Unsure I clearly understand the difference in meaning between 1 & 2. Individual Licensees (REALTORS & Teams) should be allowed to offer incentives to attract business, with broker or RECA discretion for approval and to ensure accuracy and clarity of the incentive. Education for licensees on incentives, like agency, would need to be a requirement. Upholding the integrity of the REALTOR® brand is tantamount in the public eye. REALTORS are trusted, and that trust needs to be maintained lest we become viewed as used car sales professionals.	10/14/2023 10:01 AM
219	Removing the rules would not be fair for individuals vs teams. The person with the most money wins again. Absolutely NOT	10/14/2023 10:00 AM
220	Prescribe a \$\$ amount ~\$500.00 where rules don't apply would be a great start!	10/14/2023 9:51 AM
221	This is a dangerous slope and could lead to erosion of our existing commission standards. I would be worried about a 'race to the bottom' scenario where agents and brokerages are undercutting each other with larger and larger incentives. This seems like a very bad idea. Even the advertising surrounding this could look very unprofessional with discounts splashed everywhere. Clients will be confused on why you're not offering what they just saw on a bus bench. I think this is one of the worst ideas put forward and will be detrimental to our industry and a lot of the agents in it. We need to be viewed as a high end service, not a commodity.	10/14/2023 9:50 AM
222	Big teams will crush everyone else	10/14/2023 9:48 AM
223	You shouldn't have to explain bonuses	10/14/2023 9:25 AM
224	I think that keeps the playing field fair for all brokerages.	10/14/2023 8:44 AM
225	The whole point of the free market is to allow firms to be creative in differentiation. Removing regulations around this would allow for more creativity in the marketplace.	10/14/2023 8:08 AM
226	Agents need management ALWAYS!	10/14/2023 7:21 AM
227	I can't help but see some agents abusing a relaxation of the rules which will then cause future tightening up of the rules again. I Can also see the general public getting duped into signing up with a particular agent/team because of an incentive program but being disappointed with the results because of lack satisfaction with the performance of said agent/team	10/14/2023 7:05 AM
228	Agents should be able to determine our own incentives to offer consumers, without RECA involvement.	10/14/2023 6:50 AM
229	Keep the current	10/13/2023 11:28 PM
230	We do not want the rich realtors to get richer and real estate to be driven to the lowest commissions with the largest incentives. This will devalue our services and integrity as professionals.	10/13/2023 11:27 PM
231	I think a lot of agents want to run social media campaigns or give away and we aren't allowed to do this. it would be great to have some freedom but agree it should be capped off so it is a fair playing field	10/13/2023 11:04 PM
232	This should be up to the Brokerage and agent.	10/13/2023 9:55 PM
233	It would be a Wild West if everyone gets to make the rules and give the incentives they want. It will make this industry "what did your realtor give you" kinda place.	10/13/2023 9:09 PM
234	Businesses should be allowed to offer incentives. Every business is allowed to do this to grow and scale, we should as well but having a prescribed amount does make sense to ensure fairness.	10/13/2023 9:04 PM
235	I believe just keep the current rules and regulations regarding incentives I believe opening it up could really cause a whole lot of problems and also really bring down the professionalism of	10/13/2023 8:08 PM

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	our industry	
236	Individuals need the ability to offer personalized incentives outside of the brokerages mandate with brokerage approval.	10/13/2023 7:16 PM
237	I want this change so much!! I hate that the brokerage has to be the one for incentives. It really limits my business practice and I want it changed.	10/13/2023 7:11 PM
238	The current rules make no sense more thought needs to be given to what appropriate and what is not. There probably should be some overarching restrictions so that a broker just can't approve everything and a dollar cap may make good sense or certain types of incentives we can't offer. Needs further consultation to get the best solutions. The current way it works is terrible and puts lots of agents in contravention unintentionally and also result in agents coming up with loopholes.	10/13/2023 6:51 PM
239	It is good to provide as much freedom of choice,good choice as possible.We have to give something to receive something.	10/13/2023 6:41 PM
240	it's time we remove the red tape and allow the creativity of agents in our industry. We are the most regulated industry when it comes to draws and give aways	10/13/2023 6:16 PM
241	Leave it as it is.	10/13/2023 5:39 PM
242	Being an agent we are taxed and treated as self employed. However, we have to Abid to non-sense rules telling us how to run our business. If I want to spend my whole commission in gifts to my clients and go broke, I don't think anyone would have a say on that. I'll pay the price in the end. Also, the more competitive the market the better for the clients.	10/13/2023 5:35 PM
243	the licensees should have some flexibility and the brokers should have the ability to approve how they run incentives in their brokerage.	10/13/2023 5:24 PM
244	Brokers could then use their judgment. And align their business model to help agents create, retain, or offer to even work for nothing. That is their problem.	10/13/2023 4:51 PM
245	This is a slippery slope to allow. Licensees with deeper pockets would be given an unnatural and unfair advantage over their fellow peers who don't have the same budget. Richer teams could induce consumers with lucrative campaigns and incentives. This is incredulous to me that I would ever see the day where RECA would be putting the question about monetizing real estate business out to members. By nature, RECA exists to ensure a fair and level yet still competitive playing field. I wouldn't be surprised if this kind of change would hasten the start of the end of self-regulation.	10/13/2023 4:43 PM
246	I think this needs to be carefully managed as incentive issues have a high probability to introduce public perception issues.	10/13/2023 4:43 PM
247	If you have associates in different geographic areas some incentives might work in one area but not in another	10/13/2023 4:34 PM
248	Again in free market system if you want to generate competitiveness and fair and equal treatment, let businesses run their business	10/13/2023 4:26 PM
249	This is logical	10/13/2023 3:56 PM
250	People will abuse the incentive rule and this will hurt business models who built their business on incentives. People spent money to open a brokerage with a business model offering and incentive based on the rules and to change that and effectively take about their value proposition is unfair. If associates want to offer an incentive they should join a brokerage that does so. If agents are offering them, that is unfair to the Brokerage who has to administer those incentives.	10/13/2023 3:55 PM
251	I am glad to see this rule is under consideration for change as it is restrictive to individual licensees, are not always fulfillable by others, etc.	10/13/2023 3:55 PM
252	I think there should be some rules based on amounts allowed for incentives and a basic handbook or guideline which brokers can work from to approve realtor incentives. It's great to allow realtors some freedom to be creative.	10/13/2023 3:55 PM
253	I personally believe the current incentive rules is working well for all brokerages and more importantly it has done well in protecting the interest of the Albertans.	10/13/2023 3:48 PM

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254	I think that implementing the first two is the only way to prevent large realtors and teams from building business because of their ability to pay for huge incentives. I'm sure that the brokers won't be pleased with having to "police" this policy though.	10/13/2023 3:33 PM
255	I Like current rules. Even if there is a capped dollar amount and individualised incentives could happen, I think there would be too much advertising, giveaways, etc, and cannot serve the client properly.	10/13/2023 3:31 PM
256	must not allow this to change as then agents will start buying business	10/13/2023 3:27 PM
257	We need more competition within the fees for agents and ways that agents can compete for clients. Rules that prevent individual agents from providing incentives is anti-competitive by essentially limiting the number of possible incentives for consumers. This is the best and most important suggested change that is being presented.	10/13/2023 3:24 PM
258	In my opinion, we must keep the current incentive Rules. To maintain high levels of integrity and professionalism of our industry, REALTORS® and Broker offices should be maximizing both the quality of service and value provided to clients. For this reason I do NOT support: (a). Advertising individual incentives rather than broker-wide incentives; (b). Removing rules for incentives; (c). Prescribing a certain dollar amount for incentives; or (d). Continuing to allow referral fee payments to members of the public who are not licensed (i.e. the argument being that to maintain professionalism and integrity in our industry, members of the public should be passing our names onto others as referrals because of the great job we do for our clients, not simply because they receive a \$x00 kickback). For this reason RECA should 100% eliminate all kickback referrals to non-licensed entities - this would improve our industry image and send a message to all license holders: provide great service and earn your referrals!!	10/13/2023 3:18 PM
259	Don't open that can of worms. Nothing wrong with Incentives if it is done by the Brokerage and controlled by the Broker to make it fair to all Realtors in the office.	10/13/2023 3:01 PM
260	I believe that the current rules could even be in breach of competition law if ever challenged. No one should be able to tell a brokerage what incentives it can and cannot give as long as it goes through the brokerage. That is a broker decision. Consumers benefit from this. If a broker says a team can give away a car every month, if you buy or sell through them, is a decision of the broker/owner. These incentives can be of benefit to the consumer and increase competition. When you say commissions are negotiable by law and you say we cannot give an incentive that is approved by the broker, is totally unfair and not logical and could even be illegal as per competition bureau and free enterprise. When you have 35% of Vancouver board members not selling anything in 2022 and 30,000 or so members of TREB's 70,000, or so members, not selling anything, and 60,000 or so of them selling 5 or less homes per year , shows you the reason why they would want incentives to be brokerage wide only. That is not free enterprise. I have a trailer for client moving and I HAVE to allow all 45 agents of our brokerage a right to use it for their clients is bs. The tail cannot wag the dog. This is not a ribbon for everyone mentality. The industry must be more professional and how do you do it with 35% not selling anything. Is it a money trail as 70,000 agents paying \$150 a month each is \$10,500,000 a month income for TREB. \$126,000,000 a year! Also -You gotta have minimum standards to maintain your licence and also a an internship or apprenticeship 6 month-1 year minimum of experience after graduation before you can be considered and fully licensed associate. All contracts must be initialed off by broker or team lead associate broker. We need to build a college program of at least a year for licensing with a further internship step to make our industry become more of a profession rather than a hobby or pastime. David Agema 403-332-3056. 42 year veteran. Started at 21 years of age.	10/13/2023 3:01 PM
261	No individual should be able to provide incentives, period! some associates will do better than others and can therefore provide better incentives. This is unfair.	10/13/2023 2:49 PM
262	Too many unscrupulous brokers	10/13/2023 2:39 PM
263	Keep the rules or this can get out of control and lose all reputation we have in this industry	10/13/2023 2:16 PM
264	Incentives are being abused every day. Wake up!!!	10/13/2023 2:15 PM
265	I think it should be offered under the brokerages name. However if it is decided that RECA wants to allow individuals to offer incentives then there should be a strict dollar value around that. Of course my main concern with allowing individuals to offer incentives and limiting dollar amounts would be how do you plan on enforcing that? Maybe requiring receipts to be held on file?	10/13/2023 2:12 PM

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266	Some flexibility is intriguing, but opens our already suspect profession to more illegal or misleading activity.	10/13/2023 1:55 PM
267	Again, with property management this rarely applies.	10/13/2023 1:48 PM
268	I like the rules the way they are now. We incentives can be a dangerous game.	10/13/2023 1:45 PM
269	Allowing a free-for-all with incentives would disrupt professionalism and consumer confidence in our industry. I think it is important for our industry to maintain a balance.	10/13/2023 1:44 PM
270	Each realtor should be allowed to do what they please.	10/13/2023 1:41 PM
271	Leave it as it is or risk confusing and pissing off consumers even more then they are now.	10/13/2023 1:32 PM
272	Opening up to individual incentives will ruin our entire industry	10/13/2023 1:26 PM
273	RECA has not provided enough information for me to make an informed decision on this. What examples do you have of jurisdictions that have switched to the independent incentive model. Challenges and successes? How are we like that jurisdiction? No information has been provided and yet you are asking us to have an opinion on this. RECA has a habit of providing just enough information so as to force a vote but not enough information as to perceived benefits and potential issues. Look, this is not a "feel-good" thing where you just do what the realtors want. It's serious and will cause far-reaching changes of behaviour in realtors so you'd better have many many case studies of jurisdictions that have tried this, positives and negatives, and then tell us how you to plan to address the negatives. Right now I just can't be in favour of this due to a lack of information. I am forced to take the cautious road and not vote for agents to offer incentives as they see fit. For what it's worth, the only reason I became a broker 20 years ago is to provide a choice for consumers. In the meantime, I've received threatening phone calls, stalking, snide and derogatory remarks from realtors AND brokers over the years to the point of fearing for my own safety and NOW you want to level the playing field? So 20 years of hell so that the public can have a choice. I should have just stayed working for Calgary Police. You want to change the rules so all agents can offer what they want. You might not want to hear this but making it easier for agents to sell real estate means that the crappy ones get a life raft when in fact they should be driven out through the natural course of business. Do you want to make the business about price? Or quality service? Right now commissions are negotiable and word of mouth about the agent is that he gave them a deal on commissions and was a great realtor! This is the fine line between service and price that you want to keep in place. For now, let's wait until we see how the U.S. buyer commissions issue works out and whether this issue is coming to Canada. Once we know it won't then we can come back and discuss incentives.	10/13/2023 1:22 PM
274	Incentives are a great way to get followers on social media, buyers through your houses, get clients... Everyone wins	10/13/2023 1:20 PM
275	The last five years I've recognized the public things all realtors are the same when you go to a brokerage, the brokerage offers programs where all agents and associates must provide the same opportunities and or or rejected to do individual incentives for marketing purposes. When the public deems us to all be the same, because the way that the focus franchise regulations forces us to all act, same with the only choice is being to change companies for different incentives, or potential inducements to acquire new clients it is anticompetitive. I am officially a broker owner of my own office due to these exact reasons of not being a allowed to do you need an individual program marketing and be by creating marketing and getting approval potentially from the broker with me all agents in my office now also get to use the promotions that I have Professionally created and or presented to set myself a part for my fellow colleagues. Case in point there was multiple times prior to opening my own brokerage where an individual wanted me to come and provide a consultation for my services and once I found out which franchise I belong to indicated, they no longer needed my consultation as they already invited someone to have the same brand into their home. therefore it was wasting their time to interview someone of the same brand.	10/13/2023 1:01 PM
276	I feel brokerages should allow for individual incentives but with care on the amount or value of incentive offered.	10/13/2023 12:59 PM
277	Every other industry offers incentives, so why can't the real estate industry? Being limited by a brokerages' ability to offer an incentive brokerage-wide is very limiting and business prohibitive for individual agents.	10/13/2023 12:57 PM
278	I think allowing small incentives from an individual licensee should be allowed as that licensee	10/13/2023 12:56 PM

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must make a brand for themselves even within a brokerage.

279	I feel as an independent contractor I should have the ability to offer incentives. Having worked under large brokerages the majority ruled which in my opinion handcuffed creativity to attract business.	10/13/2023 12:55 PM
280	Removing the incentive rules puts members that may not have the means to offer such incentives at a disadvantage	10/13/2023 12:48 PM
281	We are all contractors and we should be in control of what we charge our clients.	10/13/2023 12:34 PM
282	Brokerages have a vast array of individuals with different business practices. If an individual wants to opt out of an incentive they should be allowed and if an individual wants to do something unique they should be allowed. Free enterprise should prevail. Otherwise you are catering to the lowest common denominator	10/13/2023 12:21 PM
283	In my opinion, each Realtor should be allowed to provide his/hers incentives. It Realtor business, and not Brokerage decision.	10/13/2023 12:15 PM
284	Instead of specifying a fixed dollar amount, the regulation could outline a formula or index tied to the rate of inflation. For example, the incentive amount could be calculated based on a percentage of the average real estate transaction price, maybe adjusted annually to reflect inflation rates. We need a rule that has clear guidelines for all, the Broker, associate and public.	10/13/2023 12:09 PM
285	I believe that incentives at an agreeable amount is a good motion, but also something that needs to be followed and policed to some degree. The industry is not a circus and I agree in the value of a "fair" playing field	10/13/2023 12:08 PM
286	I'm not against individual incentives from a business perspective but from a consumer perspective having a uniform practice from a brokerage is best.	10/13/2023 12:04 PM
287	I believe that individual agents can gain and should be able to gain a competitive advantage or marketing differentiation by offering promotions and incentives.	10/13/2023 12:02 PM
288	We should be able to give small incentives without it being brokerage wide. I think the broker should be able to approve any incentives without it being brokerage wide.	10/13/2023 12:01 PM
289	It should not be a free for all. If a broker is willing to take responsibility for an incentive by allowing it and possibly answering for it, so be it. An incentive should be allowed at small amounts as part of marketing without the whole rigmarole.	10/13/2023 11:58 AM
290	Simply keep it the way it is. A 'wild west' approach to incentives will negatively effect the image of the industry.	10/13/2023 11:54 AM
291	Regular brokers need to be able to compete with banks(cash back promos) and discount brokerages that essentially use buy downs to the rate as an incentive. These rate buy downs are essentially incentives of a different type which are not considered incentives under RECA rules. When advertising these ultra low rates they are essentially advertising an incentive. But rather than go down that rabbit hole of having rate buy downs considered incentives it would be easier to just allow individual incentives to be approved by a brokerage for a one time competitive situation.	10/13/2023 11:54 AM
292	I guess who cares as long as there's accountability to what is being offered and the broker agrees with the agents incentive ideas. An improper incentive can dilute the brand perception of a brokerage.	10/13/2023 11:52 AM
293	I don't see much of an issue with these changes as long as they're monitored.	10/13/2023 11:47 AM
294	All associated with a Brokerage should have the same incentive rules apply to them.	10/13/2023 11:46 AM
295	Then we are getting in the grey area...	10/13/2023 11:45 AM
296	If the rule is removed it will be very hard for the Broker's to keep track of individual agents and the individual incentives they offer.	10/13/2023 11:38 AM
297	The current rules stifle marketing creativity, and limit marketing opportunities for licensees. As long as the broker is approving the incentive (and ultimately is backing the incentive), then the consumer is likely better served by the increased number of opportunities/incentives.	10/13/2023 11:38 AM
298	Current rules are excellent, and prevent piecemeal offers and campaigns. The public will not be	10/13/2023 11:37 AM

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well served by open season incentives and inducements.

299	Allowing individuals or teams to offer incentives is a good thing - and requiring it to be brokerage wide is very awkward. I do think that having some limits may be appropriate, so having broker control with limits is a good solution.	10/13/2023 11:35 AM
300	I'm not sure what I'm suppose to click here. Id like the rules to stay the way they are. Its a level playing field.	10/13/2023 11:35 AM
301	Public sees discount brokerages so is tough to compete. We all have bought an appliance to make a sale or regularly pay legal fees as payback to the large dollar we get for doing business with us. But am afraid of too much cut throat so brokers must maintain a fair balance in our industry. Must be fair and benefit to public	10/13/2023 11:31 AM
302	Incentives cause further confusion for the client	10/13/2023 11:29 AM
303	Incentives should be left to the owners of the business.	10/13/2023 11:28 AM
304	This could create some big issues with some of the more established realtors offering greater incentives than their counterparts or competitors and it could be more difficult for realtors just starting out and may lead to less competition between realtors.	10/13/2023 11:27 AM
305	The current rules are confusing to some. The brokerages must allowed to approve incentives since they are on the hook if any complaints arise.	10/13/2023 11:25 AM
306	Let the associate make a business decision and decide what incentive to use without the broker's approval.	10/13/2023 11:24 AM
307	The Brokerage is run and likely owned by the Broker. Everything the Licensees do reflects back on the Broker and Brokerage, so any incentives should be controlled by the Broker.	10/13/2023 11:24 AM
308	Keep it fair to all with brokerage oversight.	10/13/2023 11:23 AM
309	No further comment	10/13/2023 11:22 AM
310	This could be disadvantage for smaller Brokerages/Agents within smaller Brokerages.	10/13/2023 11:22 AM
311	Who is going to regulate the incentives when the individual agent doesn't fulfill their obligation/ pay the client for the incentive?	10/13/2023 11:22 AM
312	We opened a brokerage because we were limited in advertising, if agents want to advertise and give inducements they should consider opening their own brokerage to do so	10/13/2023 11:21 AM
313	Not sure RECA should be involved in this. The incentives would ultimately be agreed to and paid by the property owners	10/13/2023 11:20 AM
314	These proposals make sense for large brokerages with lots of individual realtors. If ReMax is out there giving away a free trip to the bahama's, the consumer data gets sent to an agent for follow up. no different with an individual agent, and puts the onus on the broker to keep checks and balances with their agents promotions/brand ect, which they should be doing anyway.	10/13/2023 11:15 AM
315	Incentives are happening all the time. So the current rule is loosely enforced and therefore benefits the offenders and harms the rule followers.	10/13/2023 11:13 AM
316	I feel this created an unfair advantage that will cause undue hardship to new licensees and individual agents	10/13/2023 11:12 AM
317	I do not feel that individuals should be allowed to offer incentives on their own, it will create a management headache for the industry. An alternative might be a small dollar amount for an individual say up to a \$1,000.	10/13/2023 11:11 AM
318	I offer professional home staging and have felt very locked up with regard to that. In a world of fair competition I should be able to generate business with my assets, unhindered.	10/13/2023 11:09 AM
319	I think by changing these rules the control might go to the Licensee than the brokerage, so brokerage needs to control this as they are liable for compliance. So keep the current rules.	10/13/2023 11:09 AM
320	rules are there for a reason; if you fully remove these now you have associates offering incentives that may be inappropriate. We have to make us accountable to ensure continuity.	10/13/2023 11:07 AM
321	I believe the current system maintains credibility, consistency, professionalism and prevents our industry from becoming a circus.	10/13/2023 11:07 AM

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322	more freedom to build a business without restrictions to parttimers and low producers not wishing to participate	10/13/2023 11:06 AM
323	This is a dumb rule that stands in the way of doing business. BC does not get into managing the mico aspects of a brokers business....	10/13/2023 11:05 AM
324	.Like an even playing field with my Colleagues.	10/13/2023 11:04 AM
325	The current rule is restrictive and it is frustrating to have to have an entire brokerage do the same thing,	10/13/2023 11:03 AM
326	Some associates do not always buy into incentives, so allowing individuals to offer them with their own resources makes a lot more sense to me.	10/13/2023 11:02 AM
327	It should be the broker's discretion and it will help maximize business	10/13/2023 11:02 AM
328	The current rules are antiquated and really backward in a designated agency brokerage.	10/13/2023 11:01 AM
329	It's a Free market , competition by incentive should be an independent contractors choice.	10/13/2023 10:59 AM
330	There's a current advantage to become a brokerage just to be able to market the way you want.. making it prohibitive and costly.. it gives individual small brokerages a competitive advantage.. Under this framework it would make more sense for all individuals to become brokerages to compete	10/13/2023 10:58 AM
331	I think brokers could be a little more creative if they had some flexibility on lower amounts of incentives.	10/13/2023 10:54 AM
332	I feel it would be fine to allow individuals to provide incentives but still feel those incentives should be approved at a brokerage level.	10/13/2023 10:54 AM
333	They're should be no incentives	10/13/2023 10:52 AM
334	Always been an advocate for anything that allows lower real estate fees for consumers.	10/13/2023 10:50 AM
335	Incentives will only favour the rich realtors over the remaining majority of realtors. Keep your current rules as is, unless you want to unleash Pandora's box.	10/13/2023 10:49 AM
336	I think individual agents should be allowed to offer incentives. Allow for healthy competition.	10/13/2023 10:48 AM
337	Personally I think the one I picked for option 1 should be the rule, if its not broke then dont fix it	10/13/2023 10:46 AM
338	this is being abused right now today, RECA seems to NOT care	10/13/2023 10:46 AM
339	Removing rules for incentives only benefits larger brokerage firms like DLC and cuts out smaller business. Not good for industry or clients.	10/13/2023 10:45 AM
340	While I understand the importance of a brokerage to ensure a standard/ high level of conduct is maintained, this industry is very much an individual's business. If an individual chooses a brokerage that allows them the freedom to operate however they want, the individual should actually have the opportunity to operate their business however they want, including offering their own incentives at their own expense. When you're starting out you hear so much about how you're running your own business here, you're a business owner, etc but if you can't even offer your own deals then are you really? Most in the general public don't even realize that a licensee HAS to be licensed through a brokerage.	10/13/2023 10:43 AM
341	I'm confused by this. At the end of the day, if agents can provide their own incentives, it allows for differentiation, but given the aptitude of many agents in the industry, there will be further depletion on profitability, our fees will go down and the "middle of the pack" agents might actually leave the industry as they won't be able to compete. I do not think it is fair for brokers to be able to control the incentives their agents offer. There are brokers who are jealous or purposely hold back agents.	10/13/2023 10:42 AM
342	As a realtor in a small town working for a large Calgary brokerage, I would like to offer incentives that are relevant and meet the needs of my town. Much of my brokerages incentives just don't work for me.	10/13/2023 10:41 AM
343	Fairness. Removing the rules only opens the door for unfair practices.	10/13/2023 10:39 AM
344	I love incentives and offer clients something special for working with me (like paying referral	10/13/2023 10:34 AM

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cheques) BUT finding a way to keep it fair for agents who can't afford to compete with agents in higher pay brackets. An even playing field for all is important

345	The current system is not fair to all associates. The ones that got their broker licence and the big teams that have a broker can promote, advertise and use incentives to get more clients which other assoicates are not allowed to do. It is just unfair.	10/13/2023 10:32 AM
346	In an industry where there are already so many crooks doing under the table incentives, we don't need them to run loose and cause more chaos. Now you are allowing the shady things to happen. I've had Realtors tell my clients to jump ship and work with them instead, for a 50% or \$1000 cash back. I've had clients ask me to pay their home inspection and lawyer fees because this is what their friend's Realtor did. I've had clients basically threaten me to pay certain things or else they'd work with someone else. There is already so much competition with these "rules" in place that aren't being mandated as well as you think, and now you want to add even more to an already cut throat industry? The bigger brokerages can obviously offer better incentives. The more experienced and wealthier Realtors can obviously offer better incentives. You're basically helping the more successful get even more successful and the new Realtors compete with such things. RECA doesn't care about the integrity of the business if it's focused on appeasing the big guys and letting the little ones suffer and squirm to survive. Tell me, if Justin Havre's team starts offering some large incentive, or Happe and Raman in NE, who basically run that entire quadrant as is, then how are we supposed to even bother? What money or resources do I have as a newer agent to be able to compete with them and pay my bills and have a livelihood for a career I thought was my dream but is proving to be just a giant business to help the rich get richer.	10/13/2023 10:32 AM
347	We should be allowed to be creative and get business . It is hard for younger realtors to compete with well established obese	10/13/2023 10:31 AM
348	Cut red tape.	10/13/2023 10:28 AM
349	We are contractors, how each agent would like to operate their business in terms of attracting our clients should be up to each agent not the brokerage.	10/13/2023 10:21 AM
350	Cannot be a free for all. Current way works	10/13/2023 10:19 AM
351	A free market should determine fees the same way values are established. Some registrants provide different value to a transaction.	10/13/2023 10:18 AM

Q18 Please let us know if you have any further comments or suggestions.

Answered: 272 Skipped: 1,280

#	RESPONSES	DATE
1	I have the same thoughts as our associate boards. I fear that the RECA Board will implement changes and will not listen to logic and reason with this so called consultation. I'm afraid the RECA board has already made some decisions about changing the licensing regime and fees. Secondly, we have to question if fairness comes to mind because anything less than a proportional division of fees places disproportionate cost burden on those with fewer licenses. Residential real estate, because of its sheer size, already subsidizes the regulation of the rest of the sectors. Thirdly, the common refrain we have heard from members is a lack of trust that this commitment would be honoured, which is understandable. An organization that has accumulated more than \$30 million in cash in a few short years, built off the backs of licensees – predominantly REALTORS® – is not well positioned to argue that anything is revenue neutral. We hope that RECA is sincere in its expressed desire to consult, and that it will apply common sense in its approach.	11/30/2023 10:22 PM
2	Please do not approve the changes from questions 4-7. Brokerages will lose their shirt, and it will create chaos and destruction for already struggling brokerages. SOME OF THE BROKERAGES ARE ALREADY AT THE BRINK OF SHUTTING DOWN. DO YOU SUPPORT ALIGNING THE LICENSING FRAMEWORK TO THE INDUSTRY COUNCIL GOVERNANCE STRUCTURE BY CREATING SEVEN INDUSTRY SECTORS, EACH REQUIRING A SEPARATE LICENCE? -----I DO NOT SUPPORT AT ALL	11/30/2023 7:11 PM
3	When tested the questions answered incorrectly need to be summarised and then given to the individual in order that the individual can learn their weaknesses in academic training.	11/30/2023 4:35 PM
4	Thank you for finally asking the industry members for feedback. Its about 20 years overdue.	11/30/2023 2:46 PM
5	RECA's proposal that real estate practitioners hold up to six (6) real estate licenses to practice real estate in Alberta should not be passed. Alberta would be the first jurisdiction in North America to issue licenses in this manner. RECA is already an anomaly by dividing one license into four sectors. All other provinces have one license and no sectors to practice real estate. I think AREA STATED it best and I share the same sentiments, which are as follows: Purpose of Rules Review: RECA says that its purpose in reviewing the Rules is to ensure: 1. They meet the mandate of protecting Alberta consumers, 2. They meet the modern needs of the real estate industry, and 3. RECA can reduce red tape where possible. Agree with this purpose, but members do not see how the proposal for multiple real estate licenses complies. There is no evidentiary support that Alberta consumers are unprotected currently, nor is their evidentiary support that Alberta's current regime – already awash in red tape compared to the rest of North America – has better protected consumers today. The Proposed Framework is Revenue Neutral: RECA says its "Board has committed to ensuring the changes in licensing will be revenue-neutral for RECA." It says the maximum licensing fee will be \$475, but it may be less for a single license. Firstly, the language of this response is concerning because it suggests that the RECA Board has already made some decisions about changing the licensing regime and fees. Secondly, the question of fairness comes to mind because anything less than a proportional division of fees places disproportionate cost burden on those with fewer licenses. Residential real estate, because of its sheer size, already subsidizes the regulation of the rest of the sectors. Even if RECA were to implement what it considers a revenue neutral change, this does not mean the change is cost neutral for licensees. RECA says: The Proposed Framework Will Reduce Red Tape: RECA saying that brokers who want to hold multiple licenses under this proposal could do so under the same brokerage and would not be required to open separate brokerages, trust accounts, et cetera. These were the same claims RECA initially made when introducing condo manager licenses. Yet today, brokers must maintain separate brokerages if they wish to be licensed in condo management – a situation that has in particular burdened smaller communities with either higher costs passed on to consumers, or few to no practitioners willing to take on duties of a licensed condo manager, in addition to their real estate brokerage. There are still many lingering questions and areas for unintended red tape. When considering red tape, RECA has not addressed the burden of maintaining licenses: 1. Re-licensing education: Right now, none of the sectors have turned attention to re-licensing	11/30/2023 2:27 PM

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education, but that will surely change soon. Are people holding multiple licenses going to have their yearly education double, triple, or quadruple? 2. Licensing process: Presumably, this change would require some sort of difference in the licensing process itself, or why make a change at all? 3. Marketing materials: A change in licensing structure means many licensees would need to tweak their marketing materials, including significant printed collateral, even more so if they need to belong to more than one brokerage. 4. Multiple brokerages: While we see a move like this being too cumbersome for many licensees to consider joining multiple brokerages, the costs and administrative burden of doing so could be significant, depending on the brokerage model. 5. Legal complexities: Licensee being accountable to more than one brokerage is all but guaranteed to have legal implications. None of these changes the fact one license being replaced by five licenses is red tape and couldn't rationally be considered anything else. RECA says: Rationale and Source of the Proposed Licensing Framework is Small Percentage of Commercial Licensees AREA's REALTOR® members comprise the majority of both commercial and agribusiness sector authorizations, RECA says that those sectors "inform RECA that allowing a catch-all license for real estate put consumers at risk." Firstly, this argument ignores that the existing sector division – unused elsewhere in North America – was put in for this reason, despite a lack of evidence that it was needed. Looking at the past five years of RECA's disciplinary decisions, the fear that someone offers incompetent service due to inactivity rather than incompetence is decidedly overblown. That it is happening to an extent that further intervention is needed is laughably false. Instead, this anecdotal argument is anti-competitive and limited to a handful of brokerages who specialize in institutional and large-scale investment commercial real estate. Very few of REALTOR® members practice in institutional and large-scale investment commercial real estate, but those transactions are also business-to-business (B-to-B) transactions papered between lawyers and are rarely trades that falls under RECA's jurisdiction. In fact, AREA has repeatedly suggested that line between B-to-B and consumer-involved trades needs to be better defined, so that it is clear that RECA does not regulate B-to-B transactions. Where AREA members practice commercial real estate is where the consumers are involved, such as mom-and-pop shops and small-scale personal residential investment. The brokerages arguing for a multi-license approach do not represent the majority of licensees, do not cover smaller communities, and are trying to use RECA to gain a competitive advantage. CONCLUSION Forcing further division between the sectors to solve an imagined problem for a handful of institutional and large-scale investment brokers does not meet any of the three purposes RECA outlined as guiding this process.

6	YOU NEED to change the licencing-we are seeing WAAYY too many unequipped agents -I feel we should have ALL agents under a apprenticeship program- once sold x amount can go on their own.	11/30/2023 2:06 PM
7	I think the splitting of the licenses as proposed will not protect the public, it will make it more confusing to the public. I do recognize that the way our system is now, it is making it hard to have a succession plan, as a commercial realtor(for example) has to get licensed in areas he will never practice in, so lots of the younger generation do not want to do that. So I think there could be a hybrid where the broker can be licensed in everything and then have people licensed in all or only one area, which is how it is now. But if you had another model where you could become a broker in your area of expertise, and then you would only have people licensed in the one field. I feel this would be the best of both worlds.	11/30/2023 1:21 PM
8	I am nervous about moving the needle closer self-regulation by individual associates, while the broker has the liability.	11/30/2023 12:58 PM
9	You know the old saying: if it ain't broken, don't fix it. If you proceed with these ideas, you'll be opening up a can of worms. Be prepared to hire more staff to handle the numerous complaints that will arise, not to mention issues with credibility. Again, I STRONGLY do not support these ideas!	11/29/2023 5:36 PM
10	Suggesting to keep things the way they are, things are working just fine, the less complicated the better.	11/29/2023 4:20 PM
11	RECA has already made substantial changes to the education model by essentially privatizing course delivery and now is considering changing the entire licencing model does not appear to be good judgement. Focus on more consistent training in the current areas of practice and supporting existing Brokerage Models.	11/29/2023 3:39 PM
12	RECA is again getting itself too much into detail that it should not, overcomplicating regulation for no good reason, and costing brokerages multiple headaches in the process - listen to the membership and do not do all these counter productive things!!!	11/29/2023 3:24 PM

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13	The suggestion to 7 licences seems crazy! Are we not the only province with more than 1 license already and the idea is to add more? Plus the possibility of working for different brokerages with different licenses....not a good idea.	11/29/2023 12:26 PM
14	As someone with multiple practices on my license, I am concerned about how some of these changes will impact me. Although I might now actively pursue one of the practices, I have actively stayed licensed and educated in that area to allow me to continue holding those licenses. The courses are not cheap and I don't like feeling like I now have to give up any practice/license I paid for and have worked hard to maintain.	11/28/2023 2:47 PM
15	Don't do anything that will increase our financial burden. The industry is already too expensive	11/28/2023 9:22 AM
16	Please listen to the brokers and licensed associates. We are the ones dealing with the public everyday. The more regulations we put in the place the worse our public image becomes. The public feels they need to be protected from Realtors, if not, why there are all these regulations? Most Realtors are hardworking, honest people, we want to do the best for our clients and promote a professional image of our industry to the public. It is the few bad rule breakers who take advantage of the public, that gives this industry a bad reputation. I agree those people should be stopped and sanctioned, but please do not put up more barriers to our business. It is a struggle sometimes to make enough time to run our business, keep up with education and make time for family.	11/27/2023 6:03 PM
17	While we all appreciate RECA initiatives including this, at the same time sometimes and especially in current economic and political climate, Not making too much changes and taking less initiatives can be a good thing.	11/26/2023 1:50 PM
18	I do not understand why RECA does not have there own committees for each licensing category and are asking associates to pay for each category it just does make sense.	11/23/2023 6:03 PM
19	Don't do make work projects, just focus on removing the bad actors.	11/23/2023 1:28 PM
20	At this point have have said everything I have to say.	11/23/2023 1:10 PM
21	RECA: Thank You for being fluid and transparent.	11/22/2023 8:08 PM
22	Rural sales in land and Agri- Business being taken over by online auctions by auction companies and legal firms by way of advertised land tendering with no consumer protections	11/22/2023 11:35 AM
23	I support that an individual should be able to register with multiple brokerages in case the brokerage is not registered with a particular sector.	11/22/2023 11:09 AM
24	This was a comprehensive survey and I appreciate RECA for offering it up to brokers and associates for comment. My sincere hope is that RECA and the industry can put aside their differences and move forward as a team rather than as adversaries as it currently exists. The industry needs to understand RECA's role and listen to them. RECA needs to understand the industries role and listen to them as well. Thank you for the opportunity to provide my input.	11/22/2023 5:53 AM
25	Previously mentioned in my comment earlier. I'm concerned how this will affect my current trajectory to obtain my brokers license. I'm more than half way through completing required courses at this time.	11/22/2023 5:44 AM
26	There is another item that has been tabled with RECA in the past however, there appears to be no change to the existing rules. That is, the matter of placing initial deposits in Brokerage Trust Accounts and thereafter placing balance of commission money required for commission payout, usually received from Seller Lawyers, in any account other than TRUST. This has, in the past, led to Brokerages placing additional commission money received from Seller legal counsel in operating accounts and this money used for purposes other than commission payouts. We have had Brokerages terminate their businesses because of financial mismanagement. How did this problem get corrected? AREA jumped in and set up a third party COMMISSION AT RISK Insurance program that they mysteriously funded from member dues which were not increased. This obviously begs the question of - how is AREA able to take a portion of a member's regular dues and allocate them to the COMMISSION AT RISK PREMIUMS. The answer - AREA member fees are higher than they should be and instead of reducing them, AREA provides its members with a perk - Commission at risk insurance. This obviously does not deter any Brokerage from mismanaging Commission funds. So, has this fixed the problem - NO. How do we fix this problem? How about ALL CONSUMER REAL ESTATE MONIES IN THE FORM OF DESPOSITS AND BALANCES REQUIRED FOR COMMISSION PAYOUT BE PLACED IN ONLY BROKERAGE TRUST ACCOUNTS? The age-	11/21/2023 9:14 PM

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old argument I hear which is - "the money coming from the Buyers legal counsel required for commission payout is not consumer money. Somehow, this money is not attached to the consumer even if the transaction is a cash acquisition or one with a consumer acquired mortgage. Annually, RECA requests a TRSUT account verification/review by a professional accountant. While the accountant may check one month of transactions, the other eleven could contain consumer money inappropriately misused. RECA, I think its time to change this rule.

27	Every change an industry makes should answer one question... Does it make it more complicated, time consuming and/or costly for the members or the public? If so, it should not be implemented	11/21/2023 8:51 PM
28	Thank you for creating this form to submit feedback	11/21/2023 3:33 PM
29	My personal experience is that the condo manager license existing outside of the real estate licensing has kept me out of joining this sector of the industry. Your proposals are not only outrageous but also dangerous.	11/21/2023 2:57 PM
30	Forcing further division between the sectors to solve an imagined problem for a handful of institutional and large-scale investment brokers does not meet any of the three purposes RECA outlined as guiding this process. We hope that RECA is sincere in its expressed desire to consult, and that it will apply common sense in its approach.	11/21/2023 2:46 PM
31	Good Luck	11/21/2023 2:40 PM
32	I am completely opposed to the proposed licensing changes and feel that they will not do anything positive for our industry. Much like education that went up in price continually under RECA while the deliver of course material went from class rooms to mailed out binders and finally to totally online, I do not believe for one minute that the revenue neutral idea will continue in the future. And if there is a requirement to re-educate in each licencing sector then there is once more an additional cost to the realtors.	11/21/2023 2:18 PM
33	I think the 7 layer licensing is a terrible idea and protects nobody. When you read the RECA case summaries, they aren't full of residential Realtors failing at commercial/agribusiness real estate. Sadly they are too often about straight up deception and fraud. I think the most obvious step there is expulsion for those Realtors who are clearly engaging in deceptive and fradulent business actions despite knowing better.	11/21/2023 2:13 PM
34	Brokers who do not correct behaviors and flout rules and regulations should be put on probation and not be allowed to grow their Brokerage unless they can mentor in a sustainable and professional manner.	11/21/2023 2:06 PM
35	I have only one comment. Why not to start to think about people working in this industry as the most important one when new rules and ideas come up. No where in North America realtors need to measure properties. Why we should? Only to create a new industry inside of ours and pay them for that from our pocket. No one benefits from it, except those measuring companies. Any new change need to be questioned and asked industry members to vote.	11/21/2023 2:06 PM
36	It doesn't appear that RECA and AREA are on the same page for these ideas, having received a very critical letter from one group based on another's review process, it doesn't instill a lot of faith/trust in the governance of our industry.	11/21/2023 1:35 PM
37	To change what we currently have as 4 categories into 7 catgegries, in my opinion is completely outrageous and will have nothing but a negative impact on consumers and the the real estate industry professionals. Large changes in any industry are always difficult, but, many of the recommended changes here do nothing but undermine many of the positive changes that have been implemented over the many years I have been in the business. I think that R.E.C.A needs to work with, and align itself with, other Real Estate entities such as A.R.E.A , C.R.E.A and local boards in an effort to provide the best experience for the comsumer and the profession alike. It has seemed like a constant struggle as of late.	11/21/2023 1:25 PM
38	It is frustrating to have RECA suggest changes that do not come from consumer protection and seem to be intended to change things for the sale of change / or make things worse I am grateful RECA operates as a self-regulated governing body but what is the agenda? RECA's sell-stated mandate is "RECA licenses and regulates real estate agents, mortgage brokers, property managers, and condominium managers to enhance consumer protection." The Proposed seven (7) industry sectors change DOES NOT enhance consumer protection PERIOD. When any idea is brought forward, the fundamental question needs to be "does this	11/21/2023 1:04 PM

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enhance consumer protection and if so how"? Anything other than this is useless. Same thing goes for complaining about brokerage advertising on signs and postcards and videos etc -- CONSUMERS dont care about the brokerage and if the font and logo are even there at all Focus on fraud and malicious industry members - and give consumers a legitimate way to complain about an industry members actions

39	Let's reduce red tape, redundancy, costs & bureaucracy. These initiatives accomplish none of the above.	11/21/2023 12:38 PM
40	Stop adding red-tape to justify your existence	11/21/2023 12:37 PM
41	I can't afford this any more time. I work harder for my clients than this survey allows me this time. I say to RECA to go back to the drawing board. Consult with long term members. Learn more than this survey allows. I would be glad to meet with RECA. I would like to have a panel of people with me. They could be past presidents/directors of CREB, past councilors at RECA, past directors of AREA, past directors of REIX or all of the above. Then you may be able to get it right for the public.	11/21/2023 12:33 PM
42	Aspiring brokers/associate brokers should not be required to receive training in industry sectors that aren't relevant to their business.	11/21/2023 10:52 AM
43	I am strongly opposed to what RECA is proposing and fail to see how this protects the public, removes red tape, makes things easier for realtors or will not eventually cost more.	11/21/2023 10:21 AM
44	It seems simpler to find a way to allow multiple Brokers to service one Brokerage. (Allow brokers to assign sub-brokers to oversee their areas of license) This allows agents to work in one brokerage, allows Brokers the ability to continue providing services to their agents and their buying and selling clientele, and not cause unnecessary chaos. ----- Teams are not firmly defined entities and should not be regulated like Brokerages. They are fluid and are simply agents choosing to work together. Suggested guidelines for Brokerages regarding Teams, to implement as they see fit, could be appreciated by the Brokers.	11/21/2023 10:18 AM
45	Say No to licensing changes.	11/21/2023 10:06 AM
46	Hope RECA also be a backbone for licencees facing others abusing or contamination. Happy participating the licencees involved survey.	11/20/2023 9:49 PM
47	Again, I say, DO NOT move forward with the multiple licenses. It will not do what is being put forth as the reason for doing it. There are smaller market areas to which it truly would be UNFAIR and UNREALISTIC. Thank you. Please listen to us.....you asked and we're answering!!	11/20/2023 8:12 PM
48	Most Realtors® just want to be left alone to run their business. The Regulatory Burden is the most significant thing that RECA should be focused on right now. If you can reduce our costs, and all the red tape and paperwork that we have to do, that would be great.	11/20/2023 4:57 PM
49	No changes required. With changes there will be so much complications and financially lot of burden on the Industry members. outside of the two largest cities, both consumers and licensees depend on multi-sector authorizations to meet consumer needs. RECA is already an anomaly by dividing one license into four sectors. All other provinces have one license and no sectors to practice real estate. No Changes Required.	11/20/2023 4:08 PM
50	I do not support the requirement of Multiple Licenses. We have already had to set up a new Condominium Brokerage and although RECA is indicating the cost to the Realtor will be adjusted ... it will not be the case for the Brokerage. How is this supporting the rural areas that have smaller Brokerages. The cost will be extensive to a smaller Brokerage to renew 7 different Brokerage. Also, for a rural active selling Broker it will be impossible to keep up with each industry sector requiring update courses each year. This change in no way protects the public ... it only adds to their confusion!	11/20/2023 4:06 PM
51	No changes required. We have very good rules and regulations at present, no need to make it move complicated and effect everyone in industry. So please make no change.	11/20/2023 4:06 PM
52	Thank you to the Steering Committee's work on this phase of RECA's Strategic Plan and further for the opportunity to provide feedback. If time permits, I would be appreciative to receive information on the my comments and questions stated in response to the survey questions 7, 8, and 14. Kind regards, Kimberly Tunney	11/20/2023 3:53 PM
53	We should not have different license. It makes no sense and it will create another level of	11/20/2023 3:52 PM

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	headaches... just like the introduction of Condo Management License	
54	RECA is becoming a joke.	11/20/2023 3:49 PM
55	It is crucial to exercise caution when advocating for increased regulation, rules, and requirements. Striking a delicate balance that preserves innovation, prevents undue financial burdens, avoids bureaucratic inefficiencies, and acknowledges the role of self-regulation is essential for fostering a healthy and thriving real estate industry that benefits both professionals, investors, consumers and other stakeholders. If we make it prohibitively expensive or difficult to be in real estate then the costs will either be passed along, or keep good people from joining the industry.	11/20/2023 2:51 PM
56	After reading these I am concerned that the majority of proposed changes do not encourage better practice but more lucrative options. We currently do not have a very high level of education requirement to enter this industry, let alone have people self manage specific areas. There is a need for governance to protect the publics best interest. Also I believe the insurance industry should be consulted regarding some of these proposed changes.	11/20/2023 2:34 PM
57	Thank you for the thankless work that you all perform, so that the public is best served, and in order for us to be well prepared to serve them, and in doing so have the opportunity to earn a good living. Free from bias of age, gender, formal education, background, color, or any of the tags that compromise so many occupations. :)	11/20/2023 1:52 PM
58	Please press on with the 7 license categories and ability for licensees to hold licences at different brokerages for different license classes. This will make it much easier for many segments of the industry to attract associated for licensed activities, particularly smaller niche fields like residential property management. I do feel the naysayers are the type to complain about anything the regulator does and have little to no experience about the challenges of running a business that has crossover into different disciplines.	11/20/2023 1:27 PM
59	The real estate career is an excellent, and one of the only few really good paying opportunities that women have in the society today. The needless complication and multiplication of administrative and expenses, in a system that's already working is not welcome by anyone women or men, and especially not in this economy. Now is not the time to completely change everything unless you have a secret narrative of destroying the real estate industry. It's looking like you definitely have an ulterior motive. If I was working in your building, I'm pretty sure I could eliminate numerous jobs and roles in that building. Instead of creating more roles and salaries for us realtors to pay on our measly commission checks that we get a couple times a year. You guys who I might add aren't even in the real estate industry and have no experience selling real estate are sitting there in your thrones and thinking of ways to create work for yourselves. 800,000 people across Canada make a living off of realtors Working for commission only. I propose that nobody that works at RECA should be allowed to work there If they don't have or at least worked in the Real Estate industry for 5 to 10 years. I don't see that in any of your Surveys.	11/20/2023 12:27 PM
60	I am strongly opposed to most of the proposed changes as most of it can be confusing to the public and costly to the Realtors even though you say it should be revenue neutral changes are never done without a cost to them and the membership will be the ones paying for it.	11/16/2023 4:04 PM
61	None	11/15/2023 1:27 PM
62	As it was discussed in the town-hall, it will be beneficial to have something in place for those who are in the process of taking the courses (an interim license) for these people to be able to actively work in the industry. Often it is administrator upgrading to associate license, they work under broker or another associate/associate broker's supervision anyways.	11/14/2023 10:23 AM
63	Keep the rules simple and don't start changing them.	11/13/2023 10:06 AM
64	These proposed sector licensing changes are going to create more confusion with associates and more importantly the consumer. Better approach to more enhanced education for both the associates and the consumer in regards to what the rules and industry standards are today. Associates should be enhancing their education more frequently and as well between the industry councils and boards should be mandating more education. The industry sectors today meet the requirements for our industry. What is perhaps lacking is industry regulators not enforcing the standards and rules. A associate should not be listing a property in paragon as CRES and in the private remarks stating for all Offers to be submitted on AGR contacts. if is AGR then under AGR in paragon it should be listed. The boards and council should be held to a higher standard to review listings and ensure they are listed accordingly. This has caused	11/9/2023 3:17 PM

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my clients confusion that it is listed under CRES and the saw it on MLS as such and now I am going to place an offer it now is AGR that has to be explained to them. The Associates should do their job correctly and the regulators should be enforcing and review transactions more frequently. Not certain what Incentives have to do with Licensing changes or how it made it to the proposed rule changes. Speak about clarity for the consumer, how about clarity for the associates.

65	While I can see where you guys get to the proposed changes, from the standpoint of the agents it really does feel like a money grab to agents who are already paying a good amount of dues between RECA, CREA, RAE, AREA and any other costs we have. On top of that, how many more mandatory courses will arise as a cause of this. It's too much. I also agree with the sector of agents who are complaining about the incentives rule. Many agents are licensed with brokerages that are one or two Hours drive from where they are operate. They do this for a variety of reasons, including Brokerage culture, commission structures, lack of leadership in other brokerages, etc. But given we are a distance from our licensing brokerage often we are not able to give incentives even on the low end to increase our visibility and compete fairly with local realtors. My husband and I are restricted from even doing a lichen share campaign with hockey tickets while local agents are doing big prize baskets through raffles at their open houses. It doesn't leave room for an even playing field between agents.	11/9/2023 2:14 PM
66	Nope	11/8/2023 11:43 AM
67	A lot of these sound like positive changes!	11/8/2023 11:26 AM
68	no comments	11/7/2023 4:01 PM
69	Thank you for considering these changes, numerous seem reasonable	11/7/2023 1:56 PM
70	It is time to change rules within the Act and I am happy that RECA is conducting this exercise. Although a more open framework for all agents is generally welcomed, I believe RECA still needs to govern and control many of the policies within the act so caution must be maintained to ensure the wrong items in the act are not fully opened via change to agents or brokerages as to enable those wanting to manipulate the policies and regulations of the act as to then have the opportunity to buy business and control business flow across the industry. In addition, this is a good time to truly investigate and alter the processes of education and training of new agents entering the industry to ensure it produces good and educated agents within the industry.	11/7/2023 1:46 PM
71	For the most part, in my opinion these are extremely unrealistic proposals. They would not good for the industry.	11/7/2023 8:28 AM
72	Another RECA survey brought to you by the letter C for Confusion! Some areas (incentives) makes sense. The rest of the survey? Well, to me it is a huge increase in red tape, which is surprising considering the same Minister that oversees RECA is the same Minister in charge of Red Tape Reduction!!	11/6/2023 8:52 AM
73	i support making the industry follow the rules, i do not support adding 'red tape'.	11/5/2023 10:59 PM
74	I respect and honor our rules and regulations for more than 20 years now. Hope our associates will not be forced out of some of their licenses, Although I know if you do not use that license very often the opportunity might arise during these tougher times on its way. The licensee will still be responsible to follow and obey the rules. Hope RECA will consider the time we are in now. Thanks	11/5/2023 5:20 PM
75	Thank you for doing this. I like the format that everything has been laid out and I feel the proposed changes are all relevant.	11/3/2023 11:41 AM
76	The licensing framework is so far out there that its hard to give any of this or RECA any credibility. We need to fix the governance structure so it properly aligns with how the industry has evolved to serve the public.	11/3/2023 9:25 AM
77	I have advocated for years that RECA ban Transaction Brokerage. Agents CANNOT offer undivided loyalty to a buyer and a seller in the same transaction. BC banned it years ago, RECA needs to ban it ASAP!! RECA is there to protect the public, not to protect the licensees!! Most professionals (lawyers, accountants etc) are not allowed to do it, why should licensees!	11/2/2023 4:11 PM
78	I already pay multiple fees to various agencies every year. It is so complicated that I struggle to remember whos been paid and what services I've gotten. Please stop making it more	11/2/2023 4:05 PM

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	complicated.	
79	31(2)(b) The \$350,000 Interest Letter of Credit (ILOC) constitutes an enormous financial burden, surpassing the expenses related to physical office spaces and licensing fees. Despite the discussions emphasizing empathy towards industry members' costs, this requirement stands out as one of the most exorbitant. RECA possesses the authority to cease bank accounts and revoke licenses, raising the question: is a personal guarantee or ILOC truly necessary? This demand places tens of thousands of dollars in the hands of financial institutions, benefiting them disproportionately. At the very least, there should be a periodic review, perhaps every 2-3 years, with the possibility of reducing the \$350,000 requirement to a more reasonable \$50,000 and then withdrawn at year 5. The current amount is unduly punitive, posing a significant financial hurdle that could severely impede a brokerage's ability to operate profitably.	11/2/2023 3:25 PM
80	We are not self regulated ... you regulate everything. When do you as employees to us have to become transparent about your decisions - buying buildings and moving in and out of them without discussion with those paying your salaries?	11/2/2023 3:22 PM
81	Please allow people to be able to go back and forth in the survey going forward prior to submission.	11/2/2023 11:16 AM
82	Keeping things streamlined, transparent, clear language and not complicating things is key!	11/2/2023 10:51 AM
83	This discussion was helpful and relevant but I feel we have much bigger issues that have not been discussed here. Mainly that newly licensed agents are completely unprepared and unqualified yet are given a license to sell someone's most valuable asset and brokers with limited time/resources/influence are responsible for their actions. Not to mention, brokers have no idea what the current curriculum contains - shouldn't this be available for brokers at all times if we are responsible to fill in the (many) gaps in their training? The licensing program should be much more in depth. While I understand the difficulties in enacting change because of how our industry has evolved, some sort of apprenticeship period needs to be considered.	11/1/2023 9:48 PM
84	Please be mindful when making decisions or bringing recommendations forward that are just based on what a few squeaky agents want and not what is best for consumers and professionalism in the industry. I want our regulator to remain client/consumer-centric not agent-centric.	11/1/2023 3:08 PM
85	Address the ongoing lawsuits in Toronto and the usa regarding buyer commissions. Set a cap on how much buyers agents and sellers agents can charge and address the issues before it becomes a problem in our neck of the world. Be proactive, not reactive.	11/1/2023 2:52 AM
86	We need more discussion on all of these rule changes.	10/31/2023 11:42 PM
87	Licensing education & requirements should be held at a very high standard. IQ, EQ & Aptitude tests should be considered as there are more and more irresponsible licenses reducing professionalism for all.	10/30/2023 10:08 PM
88	I suggest we keep status quo on the licensing. I know of no evidence that separate licenses add to public safety.	10/30/2023 4:52 PM
89	RECA needs to find a way to be relevant. They have turned into an organization that just wants to collect revenue and have forgotten they have a role to play bettering the industry. They have failed over and over. The KDM audit proved it is poorly run and continues to fail at all other initiatives.	10/30/2023 3:43 PM
90	There are lots of leasing agents out there, who are not registered, and may technically work for a property...why not have a 1 hour or half day course to deal with residential leasing agents? The only way all these towers are getting built is if it's financed by being a purpose built rental tower, and will be for the foreseeable future. Why not have a quick course to introduce these future-professionals to the industry, allow brokerages to get their unlicensed individuals involved in the business (ie: renting a condo for someone in a showing), and save brokerages the hassle of having a fully licensed person to go a show a unit for lease. The rent is like \$24-\$36K per year, damages are minimal with these staff members, and the training has been a great first step for many industry members who started with our business, and ended up as full fledged brokers with their own business.	10/30/2023 2:53 PM
91	I REITERATE, ONE LICENSE, ONE FEE, ONE BROKER FOR ALL INDUSTRIES. ALL LICENSED INDIVIDUALS SHOULD UNDERSTAND ALL PRACTICES. I AM VERY TIRED OF	10/30/2023 12:38 PM

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SALES ASSOCIATES HAVING NO UNDERSTANDING OF CONDOMINIUMS, OR
CONDOMINIUM MANAGERS WHO DO NOT UNDERSTAND SALES, OR COMMERCIAL
SALES ASSOCIATES WHO DO NOT UNDERSTAND COMMERCIAL CONDOMINIUMS.

92	Thanks for the survey. It's a great way to make sure the industry is heard.	10/30/2023 10:26 AM
93	I seems that many of the suggestions are going to increase red tape and costs associated with carry ing multiple licences.	10/29/2023 3:29 PM
94	Realtors need to conduct business in a moral, ethical manor, follow rules and guidelines and have less policing and more empathy and freedom from RECA.	10/28/2023 5:14 PM
95	RECA has proven to be a cash grab and an insufficient necessity in our industry.	10/28/2023 1:38 AM
96	How about amalgamating all the administrative organizations I.e. RECA, AREA, Real estate organs. That way when the government comes with more changes we can fight with each of donating a small amount to pay Lawyer's to oppose.	10/27/2023 11:35 AM
97	I do not previously recall RECA requesting feedback, I appreciate it. Thank you.	10/27/2023 10:58 AM
98	I am of the opinion that commission percentages should be within a specified numerical range. Wide variations from this fixed point should not be allowed for fairness and equality to all practitioners.	10/26/2023 4:56 PM
99	this could really effect my current practice as a small town commerical, agriculture, rural and residential realtor	10/26/2023 2:09 PM
100	LEAVE WELL ENOUGH ALONE. STOP SCREWING WITH A GOOD SIMPLE SYSTEM	10/26/2023 1:38 PM
101	Please keep up the good work and communication, to include members in the inner workings of our industry, and ensure our regulatory body stays 'ours'.	10/26/2023 1:29 PM
102	I am not convinced that the restructuring being proposed will contribute to improved regulatory compliance, thus firmly believe that we should continue to operate as we do today.	10/26/2023 9:54 AM
103	Teams of more than 5 should not be allowed	10/25/2023 7:35 PM
104	DO NOT CHANGE ANYTHING	10/25/2023 5:09 PM
105	Thank you for consulting the industry with these changes.	10/25/2023 4:02 PM
106	I suggest leaving the licensing as is. The confusion and increased uncertainties is going to destable the whole industry and integrity of real estate.	10/25/2023 3:02 PM
107	My only suggestion for the industry is to change requirements of a Broker back to minimum-5 years experience. I feel this would raise the bar in our industry.	10/25/2023 3:01 PM
108	Please reconsider the expansion of the licensing structure as it is a completely unwarranted, unnecessary and ridiculous change.	10/25/2023 1:51 PM
109	I deeply oppose RECA having even more control over Real Estate in Alberta. I do believe that there has to be rules and that all people that hold licenses in real estate should have to adhere to them	10/25/2023 1:45 PM
110	Move having to re-licence from one year to re-licence every two years. Line it up to the date they first were licenced. Give more options for paying for re-licence fees, such as monthly.	10/25/2023 1:33 PM
111	I truly appose having to have 7 different licenses. In my opinion, it will be more expensive for brokers and realtors and will be very expensive for RECA. Think of all the departments, equipment/computers and all the staff that would be required. It's just more red tape and another way to overcomplicate things.	10/25/2023 1:25 PM
112	Most of these changes come across as a drastic INCREASE in red tape, and a money-grab to make up for the lost income of the education piece. They run counter to logic and good sense.	10/25/2023 12:54 PM
113	While your job is to protect the public, it's also not to try and destroy the industry that pays your bills. Your stunt with the RMS fines so you could pay for your new office building was pathetic and disgusting, don't think the industry couldn't see through what was happening there. And if I'm wrong, show us transparent documents of where all the money went. I'm all for having better qualified and more competent agents in the industry, but my comment to that would be to make the bar of entry into the industry more difficult and expensive, versus letting	10/25/2023 12:52 PM

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anybody who can fog a mirror take a simple test online. Make it a 1 or 2 year university level course to remove all the part time people who are generally the larger issue as they dont practice frequently enough to be competent. Requiring agents to hold 5 different licenses is insanity, and even more so for the brokers. Very few agents have any desire to become brokers due to things like this, stop making their lives more difficult.

114	Just leave things as they are!!!!!!	10/25/2023 12:48 PM
115	PLEASE, for the love of the industry abandon your 7 tier licensing strategy. It is foolhardy, and scary.	10/25/2023 10:32 AM
116	Please keep the four categories.	10/25/2023 9:18 AM
117	Protect the professionalism of our industry, de-centralizing most of what has been discussed here comes with too much risk of our services being cheapened.	10/24/2023 4:22 PM
118	Thank you for putting some of the information and food for thought in front of us. There are many agents and many schools of thought which likely align with the many different types of brokerages and teams. If transparency is the #1 tool used in any of the offered/proposed changes, then they can all be good. Realtors can see this as an opportunity to grow their businesses if that is what they are looking for. I like most of the changes.	10/24/2023 1:56 PM
119	I would be interested in joining a committee. Feel free to contact me Jesse Sinclair jesse@jessesinclair.com	10/24/2023 10:55 AM
120	Thank You!	10/23/2023 5:33 PM
121	Send out more notifications via email for this type of feedback/engagement.	10/23/2023 4:45 PM
122	I feel in condo management and property management. If you have more experience in the past 6+ years you should be considered grandfathered in anyone who wants to enter the industry now should do requirements and exams if they have not had the experience necessary, I feel anyone who's had experience in the past six years dealing with property management need to take a mandatory course to continue working in the field. No exam should be written unless you come into the industry without experience.	10/22/2023 11:30 PM
123	The proposed changes will result in more "red tape". The current system process is very fair and fully transparent. If there is a desire to change, lets look at what the other Canadian provinces are doing. We should be aligned more with this than creating Alberta specific catagories that only will increase administrative burdens.	10/22/2023 12:46 PM
124	I don't believe Reca should have the power to announce to the whole industry if somebody forgets to notify Reca in a timely matter concerning some corporate documentation, etc. This should be a matter, kept between Reca and the individual or brokerage. There are many things that really don't affect the safety of consumers or other industry members and I don't believe those should be announced.	10/21/2023 4:45 PM
125	I STRONGLY think that having associate brokers licence for team leaders is VITAL for our industry to not turn into a gong-show and increase our professionalism.	10/21/2023 10:35 AM
126	As we discuss further separating sectors, we need consider the Brokerage's/Broker's ability to offer services in multiple sectors. Under current rules there is no allowance for a Broker who has already been in the Real Estate industry for a significant time to gain a Broker designation in another sector without working for someone else for a minimum of 2 years. This prevents Brokers from being able to diversify the services offered by their Brokerage. I have been in the industry for 20+ years and primarily do business in Commercial Property Management, however we used to do Condominium Property Management. At the time that Condo Management was made a separate sector we happened to not have any Condo clients and therefore could not get licensed as a Condo Property Manager without getting the Condo Manager license and working for someone else in that industry for 2 years in order to qualify for a Condo Broker license thereby preventing our company offering services that we were excellent at and had offered for decades. There needs to be a solution to this as it prevents diversification and growth for Brokerages.	10/20/2023 7:48 PM
127	I am good.	10/20/2023 4:23 PM
128	Do not change. It's hard enough	10/20/2023 2:09 PM
129	Individuals that get their license mid year shouldn't have to pay full year fees. Your license	10/20/2023 10:31 AM

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should be good for at least 2 years of not being active

130	I think that RECA should reconsider the way agents are named when reprimanded. I feel that sending out monthly emails naming industry members in the case summaries is completely unfair, unless industry members need to be informed of an individual/brokerage that they need to watch out for to protect their clients. Naming industry members for relatively minor offence is not reasonable and can unfairly impact perception of that individual.	10/20/2023 10:31 AM
131	I believe requirements to become a licensed realtor should be increased. Training should include "How to write a purchase agreement, a buyer brokerage agreement etc" How to properly run an open house, how to manage a multiple offer situation and so on. The courses are basically rules and regulations and the requirements to pass are laughable. I honestly had tougher exams in grade 10 than the exams I had to pass to become a "professional" realtor. So many new licensed realtors that don't have a clue and are an embarrassment to the "profession".	10/20/2023 10:19 AM
132	We need to support individual realtors who want to be good realtors not recruiters for large teams	10/20/2023 10:17 AM
133	I have given these topics a lot of thought and consulted with other industry members who feel the same way.	10/20/2023 8:42 AM
134	No need to revise the number of sectors, if so only that of rural and agri business.	10/19/2023 4:59 PM
135	I would like to see changes to the rules when there is fraudulent activity. It is not responsible to allow a licensee to withdraw from the industry without that file being passed on to the RCMP or local authorities. Fraud is a criminal offence and should be treated as such.	10/19/2023 4:09 PM
136	I think that agents need to have some sort of apprenticeship requirement when they first get licensed. we carry so much liability and do not receive the proper training or support	10/19/2023 2:05 PM
137	We need more agents and brokers to be able to have a bigger committee to communicate with RECA.	10/19/2023 1:48 PM
138	Keep doing better for industry	10/19/2023 1:11 PM
139	Common sense approach to be used in every aspect of the industry, less interference from government would be the right way to go.	10/19/2023 11:20 AM
140	I think one of the biggest issues facing our industry here in Alberta is people trading in real estate in areas they have never even gone to. RECA should consider implementing education and sanctions for realtors who advise their clients to simply call the listing broker to see the home. This is happening because those agents are either not prepared to serve their clients fully, and this could be that they don't have the time for whatever reason, or they don't live in the area the client wishes to trade in, thus making access difficult.	10/19/2023 11:05 AM
141	I just can't believe some of the ideas RECA even throws out to us on the ground. What a waste of resources. Focus on what needs attention.	10/19/2023 10:22 AM
142	most of your rules are to try and control your big city brokerages but really handcuff the smaller rural offices	10/19/2023 10:10 AM
143	Ethic committees need to be created in each board and have say in judgement of each situation complain wise. GPAAR in the north is such a joke. We have so many shady dealings go on in the industry that seen un-noticed and swept under the rug. Jason Scott, Casey Boyne, Troy Irvine- How can we have these individuals selling real estate still- I/our entire community of agents / broker owners are embarrassed to be associated with individuals such as this. Ask your board members that rep this area. They'll shed some light if not already.	10/19/2023 7:31 AM
144	- condominium sales need their own classification. Condos are by far more complicated than, say, rural 3-acre land with a 1500 sq ft home on it with municipal water and sewer. Condos are a hybrid of residential and commercial in many ways. The fact people sell condos, and they don't even know the simple item that it's a corporation, is mind-blowing, or they have no clue how to tell if it's bare land or conventional. Condos are a massive part of real estate and continue to grow. - Oversight of condo managers is still a joke. All you have to do is follow the different public Facebook groups to see what people think about RECA's oversight. Managers are not being held to the same standards as the rest of the industry members. I know it's new for RECA but that's not an excuse. That excuse doesn't fly in the real world in other professions. - Number of associates to broker ratio. There has to be a cap put on it. We have a brokerage in	10/19/2023 6:55 AM

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Alberta that is Albert wide with over 1000 associates, and from what it appears only one broker and no regional managers. Survey the brokers and see what they have to say about trying to reach said broker via phone. It's impossible for her to do the required job. The publicly traded corp only cares about cash flow, not its broker's obligations. Plus, this brokerage being so massive across AB, deposits are being done Via buyers and buyer agents' phones, brokerages never see it. Its ideal for those up nefarious actions. Yes, sometimes the buyers do the deposits themselves.

145	Good survey! Looking forward to results	10/18/2023 1:34 PM
146	I am the owner of Rentch Real Estate and I am 100% opposed to Residential Property Management aka Rental Management being linked with Condo Management and not Residential Sales. Condo management has no representation of a client, the job and everything about it has nothing to do with Rental Management	10/18/2023 1:02 PM
147	Great initiative	10/18/2023 11:48 AM
148	Having a place to provide feedback anonymously at any time during the year, rather than waiting until the survey, would be helpful. The worry is that suggesting something will put our name on RECA's watch list. Not that we are doing anything wrong, it's just that going through additional audits because we're on a "watch list" is not ideal.	10/18/2023 8:33 AM
149	Protecting the consumer is critical. Advertising is important, but providing a level playing field for all is necessary.	10/17/2023 10:51 PM
150	Nothing at the moment.	10/17/2023 7:53 PM
151	I'd like to suggest that RECA look at a peer review upon completion of all transactions. If we are to be looked at as professionals who self regulate, we should act it. Just like we ask for feedback on our listings to see what can be improved, we could do the same with our work. One way would be to have a simple 5 question survey sent out at the end of every transaction where we could rate the other agent on their professionalism, communication, ethics, etc. with a comment box. Every 6mths those could be send to each agent in a summary to not only hold confidentiality, but also to show a collective result. It would also help if an agent was reported to show a history of an issue with agents. There is something to be said when your peers judge you and you receive that information that can be powerful for some.	10/17/2023 4:18 PM
152	These ideas are silly and unnecessary	10/17/2023 2:01 PM
153	The industry owns tons of knowledge how to stay professional and how to serve better. There is no need to serve low producing agents to make their life more comfortable. They should have directions to grow which they have in a current setting.	10/17/2023 11:51 AM
154	Appreciate your efforts and thank you!	10/16/2023 9:24 PM
155	Do not make those of us who currently practice in multiple areas to undergo more exams, fees and hassle obtaining our licenses. Those of us who have multiple licenses should be grandfathered.	10/16/2023 4:19 PM
156	For the most part, I think this was an exercise in silliness. Expanding the councils to 7!! RECA is looking like AHS - 5 years ago, AHS management was amalgamated into one guiding hand and now DS is looking at expanding to lord knows how many.	10/16/2023 3:49 PM
157	If RECA has any power to impact lender's behaviour I think volume requirements are severely limiting lender offerings by smaller associates/brokerages making them less competitive. Efficiency requirements make sense but volume requirements eliminate a lot of lenders for associates that only write <10M/year on top of which it creates the need to send business to uncompetitive lenders just to keep them on board despite not being in the best interest of the consumer.	10/16/2023 3:45 PM
158	I think there should be some attention paid to rules on referrals	10/16/2023 1:16 PM
159	Continue to work towards the simplest formal structure and rules possible to eliminate time wasting red tape	10/16/2023 12:56 PM
160	Should licensing be divided further from 3 to 7. The licensing and education needs to be in place prior to any deadlines for brokerages to update licensing. The condominium licensing didn't go very smoothly and many industry members left creating a loss of people.	10/16/2023 12:11 PM
161	N/a	10/16/2023 11:53 AM

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162	Do better.	10/16/2023 11:38 AM
163	Thank you	10/16/2023 10:57 AM
164	RECA is out of touch with the industry.	10/16/2023 7:18 AM
165	More education on marketing rules, as 75% of realtors are still not following reca marketing rules. It is embarrassing!	10/16/2023 1:12 AM
166	RECA needs to take a good look into and find a way to stop agents from steering their clients away from discount brokerages that offer lower commissions. Many buyers are being lied to/steered away from the perfect home because the associate is only worried about how much commissions they make and not what's in their clients best interest. They are breaking their fiduciary duties/obligations and this is happening all the time.	10/15/2023 10:00 PM
167	Mentorship should be mandatory requirement to get a license. Like how in the trades people are apprentices before journeyman	10/15/2023 5:05 PM
168	The number one thing RECA should focus on right now is problems with professionalism in the industry. Agents are getting away with all kinds of unprofessional behaviour. Even when its escalated to broker level, many brokerages do not have brokers who care or even respond. This has allowed the behaviours to continue and get worse. Throw in a bunch of new COVID agents, who don't know what theyre doing as the courses don't cover a lot of practical items and the industry is not the pleasant place to work as it was even a few years ago. RECA needs to focus on ensuring that there are enough brokers at each brokerage to sufficiently look after their agents, provide mentoring and overall be responsible for the actions of the agents. Until this happens, we are going to keep going on the current downward spiral. A quick look at any agents' social media page will have plenty of discussions about the issues that face us currently	10/15/2023 4:30 PM
169	Applaud that changes are always thought of, however we should strive to keep things simple if possible. These industries are so heavily regulated however there are no rules or regulations in place for an uneducated person buying or selling a place with no representation.	10/15/2023 4:24 PM
170	No changes ideally should be made after reading this survey	10/15/2023 2:38 PM
171	Let's keep our industry as professional as possible. Raise the bar. Make it hard to be the best. Professionalism is won over time and with a body of work earning a proven reputation. Let's not cheapen that nor complicate it.	10/15/2023 11:35 AM
172	Thanks!	10/15/2023 9:29 AM
173	I believe we need more information on Non Resident status. This is a big issue and many Realtors are not aware. Major tax implications for our clients when purchasing a home from a non resident seller. The average Realtor should have some knowledge as to facilitate a successful transaction. I am shocked at how many Realtors are unaware. Also web forms needs an update. More and more sellers not offering RPR but Title Insurance. I know this is a CREA issue also bring back the "last person to sign the purchase agreement" with a time stamp!	10/15/2023 6:58 AM
174	Thank you for including industry members in this survey.	10/14/2023 9:46 PM
175	No brokerage fees for all brokerages	10/14/2023 6:10 PM
176	Does it really have to be this confusing? Is this just to get more money from the real estate professionals or protecting the public. This does nothing for the public as most don't understand that you need separate licensing	10/14/2023 3:54 PM
177	Take care and have a great day.	10/14/2023 11:19 AM
178	These suggested rule changes in my opinion are just opening the door to digital marketing companies that erode serving the best interests of clients. Also this erodes the profession of being a REALTOR®. To assist a first time homebuyer in acquiring a property requires alot of education and time. In my opinion this cannot be completed virtually. RECA is being influenced by lobbyist's to change the Real Estate Market to a digital representation rather than a professional REALTOR®.	10/14/2023 11:15 AM
179	none	10/14/2023 10:33 AM

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180	I feel the main goal and guiding principal should always be to create and improve industry professionalism and I feel that some of these changes will help and other will hurt it. I feel there needs to be rules for accountability within the system and allowing too much flexibility shifts or blurs that accountability.	10/14/2023 10:32 AM
181	Further consideration at what level -brokerage or licensee- to govern common law or designated agency is appropriate, allow licensees to select which agency they practice - common law or designated -- and to protect client information accordingly. This would facilitate formation of multi-brokerage teams within the industry. Selling to clients downsizing from Calgary to an acreage outside of Rocky or selling vacation/rural property to city dwellers who want to own a cabin. They can deal with the REALTORS they already have a relationship with.	10/14/2023 10:07 AM
182	I believe in making the industry TOUGHER to get into currently any house wife, uneducated or board person can get a licence.. please treat this profession like any other that requires time and effort into getting into. Diploma/Degree etc. currently anyone can get a licence and it shows.	10/14/2023 10:03 AM
183	RECA needs to cut staff, stop spending our money on BS items like a Building in DT Calgary reduce our fees!	10/14/2023 9:54 AM
184	I still dont know what the point of RECA is. You probably dont even read what we put in these. I have had issues with realtors in the past (stole an attached AC from his own house) reported it to RECA/CREB/AREA and no disciplinary action was take other than "go to small claims court". I find my fees are just throwing money in the fire pit we call "oversigt" when nothing is done.	10/14/2023 9:49 AM
185	NONE	10/14/2023 8:45 AM
186	In taking the commercial property management licensing, I did not find much of the content very helpful for the actual work. I have been doing. 90% of the content was geared towards residential real estate, and a lot of the content for commercial property management practises we are one sided. And Property Managment there are multiple ways to solve complex problems, and the licensing exam required you only to adapt the authors. There were instances where I answered questions through the experience I have personally had, although the curriculum considered it wrong. It would be nice to have some actual people from industry helped create the curriculum for the licensing courses.	10/14/2023 8:11 AM
187	Residential agents usually have limited knowledge on any rural property and should therefore not sell them. Brokerages should remain bricks and mortar. It's about integrity in the industry. We are supposed to meet clients face to face in a business environment	10/14/2023 7:27 AM
188	Costs are already so expensive from the association fees, education courses, brokerage fees, marketing costs and admin tools no medical benefits makes it a very difficult for most to sustain long term. Keep costs low and allow for savings would be great.	10/13/2023 11:29 PM
189	It feels like as a group you got bored and went looking for a make work project. These changes seem like they would cause so many problems in overseeing them, that they would never have the positive effect. They do not look like they would have a net positive effect for the public. Which should be the point.	10/13/2023 9:03 PM
190	Every agent involved in buying/sales of residential property MUST do Paragon CMA and validate it with other tools to demonstrate that the value of property is fair and these documents must be signed by the customer and should be part of the documents submitted to Brokerage and be available for the audit by RECA/ other appropriate authorities. This will enhance the confidence of the public and associates will have to justify the value.	10/13/2023 8:08 PM
191	Make less paperwork, less terminology and less rules. Keep life simple for agents. Stop being so controlling. Also, please cut down your fees, it is far too expensive to be a realtor!	10/13/2023 7:32 PM
192	Thèse are some very important topics. Take the time to get it right. Some changes like getting rid of physical office requirements are no brainers. The realignment of industry councils needs to be much simpler than current or proposed. Please look at some other professional organizations outside of real estate. Let's protect the consumer and make this industry more transparent and easier to understand. I do not agree with lowering the barrier to entry we need practice ready agents or brokerages that are mandated to train their agents maybe even an apprenticeship program for new agents before they can practice.	10/13/2023 6:54 PM
193	Thanks for your thoughts!	10/13/2023 6:42 PM

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194	Multiple licenses at different brokerage is ridiculous as well has having requirements for each.	10/13/2023 5:43 PM
195	Agents should not be forced to work with any broker. We are self employed, we have to invest by ourselves, we have to find customers, and be great at customer retention. The broker only does the paperwork, that any good assistant would do it. It's not fair to be forced to be with them. An independent agent should mean independent agent.	10/13/2023 5:38 PM
196	Thanks for seeking feedback	10/13/2023 5:24 PM
197	Yes who came up with these suggested rule changes and why. I would hope there is better things RECA can do with there time?	10/13/2023 5:22 PM
198	Thank you for reaching out to get feedback. Maybe it is time to change things up, I do not have the perspective others do.	10/13/2023 4:53 PM
199	I wish RECA would focus on simplification and level the playing field. I think all these licenses disadvantage small brokerages and give big brokerages a huge advantage which is not fair.	10/13/2023 4:45 PM
200	What we really need to address next is the education portion of our industry.	10/13/2023 4:25 PM
201	Just please consider separating commercial mortgage businesses from the residential class.	10/13/2023 3:56 PM
202	I think the the changes that are and have been made in the past few years (ie: seperate brokerages for Condominium Management) are creating stress and have had negative effects of many brokerages. Many have had to downsize or give up business. By creating more licenses, more Brokerage requirements, etc. RECA is making it more difficult to be in any real estate segment.	10/13/2023 3:54 PM
203	Please allow us to be able to do residential, rural, commecial etc with one license.	10/13/2023 3:49 PM
204	I do not think there should be individual brokerages for each sector as having a brokerage in every strip mall will reduce the value of the real estate industry in the province. I do not think there should be more sectors than what we have now so there is no confusion I do not think a licensee should be allow to register with multiple brokerages as it will be very confusing to keep up with the rules, fees, business plan for all the brokerages and eventually it will be very expensive for the licensee to register with different brokerages.	10/13/2023 3:48 PM
205	I would like it if RECA could introduce rules for Broker behaviour, with respect to how they treat their agents	10/13/2023 3:45 PM
206	More simplicity. More education and mentoring. Less hand slapping. And more accountability for the idiots making the rest of us look bad. Should be no problem? LOL. Thanks for all you do.	10/13/2023 3:34 PM
207	Thank you	10/13/2023 3:31 PM
208	Please allow agents to provide their own incentives. This is a really good proposed change. The other item that should be addressed is how sellers pay the full commission to their broker who then pass on a portion to the buyer's brokerage. This is confusing and makes fiduciary duties seem insincere. For example, a buyer's agent currently has financial incentive to advise their client to over-pay on a transaction because it increases their commissions paid by the seller's agent. I would love to see this practice be banned. Agents should be paid by their clients using a fee structure that aligns the buyer's agent's financial incentives with their client's interests. If buyer's agents had to be paid by their client, then hopefully clients would have the choice to choose an agent who charges a fee that aligns the interests of the agent with their own.	10/13/2023 3:30 PM
209	be cautious with the rule changing. my concern is when agents would be putting out cash incentives to buy the customer's business	10/13/2023 3:28 PM
210	Yes - when RECA proposed to make major "industry-wide" regulation changes, there is some real fear and animosity towards the Regulator from our Industry that things will get worse when the reality is that the real estate industry in Alberta is too competitive already. RECA should make one change, however: to remove 'part-timers' from our industry that are obtaining alternate salaries in other industries while trying to sell real estate in their spare time and off-setting expenses for tax purposes, etc. THIS is what damages the integrity and professionalism of our industry. I would much rather see our industry restricted to true professionals who are devoted to working full time. This does not mean making things more difficult for those of us who hold multiple licenses. I would like to see RECA commit to	10/13/2023 3:27 PM

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maintaining the \$650 license fee for everyone, with it divided among the industry sectors (i.e. as respect for those of us who make the extra effort working hard for our clients in Residential, Commercial, and Rural Real Estate) and not punish us by having greater regulation requirements and greater license fees. RECA must do a better job when it comes to toughening up physical location requirements for brokerage offices as this is paramount to maintaining the integrity of our industry and the public's confidence. If anytime RECA would like my opinions on other matters, let me know as I have many important things to share as a 20-year multiple license holder. Thank you!!

211	I believe supporting the removal of the physical non residential location for brokerages will be very impactful for the industry, so much so that if this was passed I would likely obtain my own license so I could practice property management from the comfort of my own home, rather than needing a corporate address.	10/13/2023 3:16 PM
212	I put in my thoughts in the last question. The biggest thing is, will this ever be a true profession or just a hobby, or pastime for something to do. When so many sell nothing per year, this industry remains a JOKE! We do not sell homes, we are REAL ESTATE ADVISORS. With that classification comes highly trained and experienced people to help you do the best when selling and buying a home, farm, acreage, business, investment property. Also in Alberta we need to follow the BC lead that you, as an agent, represent the buyer and seller. The public deserves the right to individual representation. Also buyer service agreements must be signed well before an offer is written and not at signing of an offer. It is not enforced and not understood by the public.	10/13/2023 3:07 PM
213	Don't feel the need to fix things that are not broken, it's the majority that rules, not the few minority that need to complain.	10/13/2023 3:02 PM
214	As previously indicated, better training for associates regarding paperwork is definitely required; if an associate is unprepared to do paperwork or is unable/doesn't know how to fill out paperwork, they should have to share their fee with the opposing associate who does the paperwork. Brokers need to be more involved to ensure their associates are paperwork trained properly. Too many associates who are in this only for the money vs truly trying to do a good thing. Too many associates make promises that they can't keep and once the deal is done, they wash their hands of the deal and only want their commission.	10/13/2023 2:52 PM
215	The fundamental purpose of RECA (regarding mortgage brokering) is to keep the bad players away from the public. Every rule change should be viewed under that lens.	10/13/2023 2:40 PM
216	I feel RECA's Rules are there to protect the public. Without rules this industry will be doomed. For a lot of people it is a very emotional industry and with some of these changes you are forcing the public to have no emotions on where they live or raise their families. BE CAREFUL..	10/13/2023 2:19 PM
217	none at the moment	10/13/2023 2:07 PM
218	No	10/13/2023 1:45 PM
219	Nope:) Thanks for hearing us.	10/13/2023 1:45 PM
220	Make future EDUCATION TRAINING and EXAMS harder to pass. Too many realtors and mortgage brokers in the business. Over saturated already. Should be a 2 year diploma for each sector.	10/13/2023 1:42 PM
221	Stop pandering to large brokerages and focus on the bigger picture...the industry wide picture and the consumer. And if it matters here please organize web forms as its a mess! I'm in Alberta and don't need to see Saskatchewan forms.	10/13/2023 1:34 PM
222	Resale condo real estate as a sector can promote consumer confidence in an industry lacking in education and understanding for both clients and contractors. This gap in education is creating a negative experience between Condo Managers, Realtors and ultimately consumers. Condo document reviewers need to be registered or have minimum requirements to be able to offer advice on not for profit business documents. Similar to the reserve fund study provider requirements in the Condo Act. Inaccurate advice from unlicensed unregistered individuals with questionable backgrounds is costing consumers money, time and frustration.	10/13/2023 1:33 PM
223	Great assessment. Interested to see the coming changes to the industries.	10/13/2023 1:18 PM
224	It's been nearly 20 years since I've been licensed member of our board and I truly feel I am making a difference by presenting myself as one of the most educated and caring	10/13/2023 1:06 PM

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professionals in my industry. We all have a lot to learn each and every day while the world is changing around us, however, having a lot of regulations forcing agents and associates to be the same or to provide the same/similar services and or follow too many guidelines creates a monopolistic environment by default. If we are to encourage competition (which always leads to better professionals and value to consumers) and this strengthens the Public's perception of our industry. Therefore allowing agents to have multiple licenses with a uniform Company brand for marketing purposes I believe to be a fantastic way to strengthen our industry.

225	No	10/13/2023 12:59 PM
226	Agents should be able to advertise their fees	10/13/2023 12:58 PM
227	More monitoring and enforcement of the existing incentive rules need to applied in my opinion. Too many people get away with too much with no penalty or recourse	10/13/2023 12:54 PM
228	It feels like the license areas could be divided into 5 with their license activities below. Councils should strictly represent the areas in which they are licensed - IE) 5 Councils Courses should represent the areas of which they are licensed - 5 courses. Broker's licenses - should be for the areas in which they practice. I'd propose the following: 1. Residential real estate brokerage Residential and recreational sales 2. Commercial real estate brokerage Commercial Leasing & Sales 3. Business Broker - Brokerage (Sales - Agribusiness & Other Businesses) 4. Property management (Residential Leasing, Air BnB, Hotel) – It shouldn't require a license of any sort to be a building maintenance manager. 5. Condominium management (Condo Board Management) Mortgage brokerage If someone can work at a bank and offer a mortgage, why does someone need a license to shop a rate? I don't see why lending/banking has to do with maintaining or transacting real estate. I think this should be stripped from the industry altogether. Thank you kindly for hearing my input, Brett	10/13/2023 12:27 PM
229	I	10/13/2023 12:25 PM
230	Industry can not cover all of the potential situation in the business. So, why do we have so many paper work, sometimes 20+ pages to be filed? In my opinion we should have 2 page contract, stating representation in it, and basic info about the deal, that should be it ! Second, Individual Realtors should have more rights on their own, and not to be limited by the Brokerage decisions, after all, Realtors are the one on the field and not Brokerage. Third, Less dictation and "must" situation should be applied toward Realtors - we already have so many rules in play. Fourth, forcing changes on realtors without their input only leads to discomfort of the working force, and benefit only administration.	10/13/2023 12:22 PM
231	Real estate changes continually and we need to allow for adaptability within the changing landscape while upholding high professional standards. Collaboration between industry professionals, regulators, and consumers is key to ensuring the continued growth and integrity of our real estate community. I appreciate RECA's efforts in fostering this dialogue, and I look forward to seeing the positive impact of these discussions on our industry.	10/13/2023 12:13 PM
232	Thank you for allowing to put our thoughts. Would only recommend to waive or extend the complusion of going through the examinations again if a mortgage agent is not licensed for an year. It should be minimum 2 years . Sometime things happen and people may want to get back to the industry but one year timelines is very less in my personal opinion	10/13/2023 12:11 PM
233	There should be a move to reduce fees and red tape.	10/13/2023 12:09 PM
234	Please separate condominium management into its own sector.	10/13/2023 12:04 PM
235	Appreciated the information.	10/13/2023 12:02 PM
236	Less is more	10/13/2023 11:56 AM
237	Please crack down on team/agents NOT including brokerage names in marketing...things are getting bad because agents think RECA has given up policing this.	10/13/2023 11:55 AM
238	For the new agent RECA should request to have "on hands experience" exam. As new agent you get licensed and you don't know how to book a showing... Then you get a listing and you have to pay 50/50 to the old agent to show how and what to do! No wonder new once CANT afford to be in business and old once dominating the market!	10/13/2023 11:49 AM
239	Thank you for putting this all together.	10/13/2023 11:47 AM
240	Consumers in Alberta expect meaningful and responsible regulation. Tuning what we have is	10/13/2023 11:39 AM

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good, but relaxing rules around incentives or reducing clarity around brokerage responsibility is bad.

241	I believe the rules that you have regarding the ability to encourage people to act quickly in the comment section are unnecessary. We are sales people, and we should be able to encourage people to move forward quickly, or call their local realtor or act now.	10/13/2023 11:33 AM
242	Please make some changes to the courses for accruing a real estate license. It currently does not teach anything about the paperwork involved, legalities involved in that paperwork, what to ask sellers about disclosures, ect... Far too easy to pass and qualify for a license. It cheapens the industry and hurts public interests sending underqualified people to sell them a property.	10/13/2023 11:32 AM
243	These proposed changes are welcomed and should help make the industry more "user friendly". I am reluctant to allow more latitude to the individuals because there are a lot out there that like to walk the fine line at the expense of the consumer and other industry members. Most, unfortunately can't be bothered with keeping themselves educated.	10/13/2023 11:28 AM
244	Please get rid of the single licensing system, all it does is flood the market with people coming and going from the industry (they get starved out quick, and leave) it gives a bad reputation to the industry. Individual licensing was the worst decision that the counsel has ever made.	10/13/2023 11:27 AM
245	I think these proposed changes are just for the sake of making changes, and I think they will increase confusion and problems, and not reduce.	10/13/2023 11:25 AM
246	None at this time	10/13/2023 11:22 AM
247	N/A	10/13/2023 11:21 AM
248	Consider the public more when allowing these virtual business models. The inmates are running the asylum in many cases and no one seems to care. It's been a struggle for those of us who adhere to rules and who have a broker that keeps us accountable. This is not a step forward for our industry.	10/13/2023 11:16 AM
249	I feel we need to remain vigilant with current rules regarding incentives there has been a lot of negative public views on Real Estate professionals opening the doors to incentives will encourage questionable behavior. Allowing people to belong to multiple brokerages also reduces the honor of the brand and industry.	10/13/2023 11:15 AM
250	This appears to support virtual brokerages to have even more power - currently returned deposits must be returned forthwith, we had two cases earlier this year both with the same EXP brokeregge name and it took 4 and 6 weeks to have the deposit returned, Our broker sent a complaint to RECA and the matter was swept under the rug where the members of the public in each case lost out on some home purchases as the next sellers would not accept to wait until the return of deposit from the collapsed EXP deal arrived. Makes our entire industry appear juviminal and then not to have any sanctions against the offending realtors and their brokerage received some choice comments from the buying public.	10/13/2023 11:14 AM
251	As I said before in my other comments. People that are licenced in Real estate or mortgages, should not be able to both licences. There is no way they are keeping up with the constant changes in our industry for both and it leads to mistakes and makes the industry look bad	10/13/2023 11:13 AM
252	I really think you need to start creating more difficult barriers to entry educationally to increase people's thoughts on realtors.	10/13/2023 11:10 AM
253	RECA seems to continuously forget there are commercial condo corporations. Industrial/Retail condo Corps. Where do these fall?? They require someone who understands both Condos and commercial proeprty management!!!! It shoudl be a separate entity from residential condos.	10/13/2023 11:08 AM
254	need more education about a lot of this	10/13/2023 11:07 AM
255	Thanks for seeking our feedback. And please rule with the majority.	10/13/2023 11:05 AM
256	Property managers and condo managers should not be able to be privately employed and therefor exempt in this employment role from adhering to standards and rules of the act. This needs to change immediately	10/13/2023 11:05 AM
257	All good, thank you.	10/13/2023 11:04 AM
258	It would have been nice to see some stats to proof the changes to licensing and other changes are necessary based on public complaints or perception .	10/13/2023 11:01 AM

RECA Rules Review - Licensing Structure and Notification Rules

259	I mentioned I am Commercial and Residential. In Ontario in order to get your license you have to have both. I don't want to pay fees to register for both separately. Quality educated realtors are definitely a must.	10/13/2023 11:00 AM
260	Not related to Licensing, but I would like RECA to start the process of disallowing individual licensees to represent both the Buyer and Seller in a real estate transaction. Most specifically for Residential real estate transactions where I see no situation where there is a benefit to the consumer in allowing a licensee to represent both sides.	10/13/2023 11:00 AM
261	Please do not make 7 different industry sectors the education is redundant you shouldn't have to do seven different fundamentals in order to hold all the licenses. Fundamentals real estate, property management and condo management is enough.	10/13/2023 10:59 AM
262	The administrative fines should be cumulative within a time period. If it's your 3rd offence in 30 years. That's different than a 3rd offence in 3 years. The fine should adjust in a time frame basis or become a reminder if the time frame is extended.	10/13/2023 10:57 AM
263	AREA/RECA should change audit rules to something similar to what the law society has done to save realtors huge audit costs. Glad to talk with you about the details.	10/13/2023 10:54 AM
264	I appreciate RECA looking at these things. Current structures are often stodgy.	10/13/2023 10:51 AM
265	Nothing further. Thanks.	10/13/2023 10:42 AM
266	Why do you have the requirement for licenses to disclose bankruptcies. They happen for a multitude of personal reasons and can be embarrassing to bring a broker into	10/13/2023 10:42 AM
267	Reca and other governing bodies waste valuable time and money without researching the "why are new realtors so lost when they get a licensed"?	10/13/2023 10:39 AM
268	Please keep high standards for licensing. I have worked with agents in the last 2 years that should NOT have been given someone's biggest life purchases in their hands, they're very poorly representing their clients and it feels like we hand out licenses to everyone these days and being a Realtor has become a used car salesman job people take on, instead of a proud professional industry that holds each other accountable.	10/13/2023 10:36 AM
269	Side shoot - I believe our industry should start implementing rules around part time industry members. We have too many industry professionals that do not operate full time and this creates issues for the general public	10/13/2023 10:34 AM
270	No	10/13/2023 10:28 AM
271	None	10/13/2023 10:28 AM
272	Don't complicate things. Life's already tough	10/13/2023 10:20 AM