



RESIDENTIAL REAL ESTATE BROKER INDUSTRY COUNCIL REGULAR MEETING

10:30 am – 12:30 pm, Tuesday, September 9, 2025
Nakiska Boardroom, RECA Office, Calgary, Alberta

MINUTES

In Attendance: George Bamber, *Chair*
Brad Hamdon
Erika Ringseis
John Dempster
Elan MacDonald, *RECA Board of Directors Chair*

Resources: Stacy Paquin, *CEO*
Janice Harrington
Warren Martinson
Bryan Douey
Rina Hawkins

Recording Secretary: Christina Harrington

1. Call to Order

The meeting of the Residential Real Estate Broker Industry Council ("Industry Council") was called to order at 10:40 am.

2. Approval of Agenda

The Industry Council reviewed and amended the agenda to address the *Real Estate Act* ("REA") Rule amendments, and Designated Agency Course for Labour Mobility.

***MOTION:** The Residential Real Estate Broker Industry Council approves the September 9, 2025, meeting agenda as amended at the meeting.*

*Moved by Erika Ringseis,
Seconded by John Dempster
Carried*

3. Conflict(s) of Interest Declared

The Chair called for conflicts of interest to be declared. No conflicts of interest were declared.

4. Chair's Opening Remarks

The Chair thanked the Industry Council for attending the August special meeting to consider *REA* Rule consultation results, and for meeting with the third-party consultant, appointed by the Minister of Service Alberta and Red Tape Reduction ("Minister") to review and assess how RECA is currently functioning as a regulator.

5. Consent Agenda

The Industry Council reviewed the consent agenda.

***MOTION:** The Residential Real Estate Broker Industry Council approves the consent agenda, which includes the June 10, 2025 meeting minutes, and the August 15, 2025 special meeting minutes, as presented, and receives the Action Register Update, Regulatory Activity Scorecard, and the Credentialing Report and Learner Success Rates, as information, as presented within the meeting package.*

***Moved by Brad Hamdon,
Seconded by Erika Ringseis
Carried***

6. Real Estate Act Rule Amendments

As part of its 2022-2025 Strategic Plan, the RECA Board of Directors ("Board") established the Rules Review Steering Committee ("Committee"), to conduct a comprehensive review of the REA Rules. In December 2024, all Industry Councils received the Committee's final recommendations and consultation results. RECA conducted additional stakeholder outreach from January to March 2025, and feedback from this outreach was considered by the Industry Councils from June to August 2025.

The Industry Council received the final recommended REA Rule amendments.

***MOTION:** The Residential Real Estate Broker Industry Council approves the proposed amendments to the Real Estate Act Rules affecting all classes of real estate licensees trading in residential real estate, pursuant to section 12 of the Real Estate Act, as presented in Tab 9 E of the meeting materials. The Industry Council further requests that the RECA Board of Directors submit the amended Real Estate Act Rules to the Minister of Service Alberta and Red Tape Reduction for final approval.*

***Moved by John Dempster,
Seconded by Brad Hamdon
Carried***

ACTION: To ensure a clear and professional product, the Industry Council directs Management to:

- Review and modify the language within the proposed REA Rules, to correct any spelling, grammar, numbering, and punctuation issues;
- Carry out minor reorganizations and revisions, and to delete duplications; and
- Reformat and retitle sections.

Management reported that, in accordance with the *REA*, the Industry Council will submit the proposed Rule amendments to the Board, and the Board will transmit the proposed Rule amendments to the Minister, for final approval.

7. Designated Agency Course for Labour Mobility

The REA Rules do not impose residency requirements for licensees, thereby enabling and supporting labour mobility across jurisdictions. Currently, applicants from provinces without Alberta-specific education, excluding British Columbia, Saskatchewan, Ontario, and Nova Scotia, are required to complete RECA's Consumer Relationships eLearning course, which addresses designated agency practices.

Following consultation with Service Alberta and Red Tape Reduction, Management recommends that this course be made available as an optional resource rather than a mandatory requirement for labour mobility applicants. This change aligns with RECA's divestiture from education and helps streamline the licensing process for labour mobility applicants entering Alberta's real estate industry.

***MOTION:** The Residential Real Estate Broker Industry Council directs that the Consumer Relationships eLearning materials be offered to new labour mobility applicants, solely as a resource. Completion of the course will not be a licensing requirement and there will be no examination associated with the completion of the Consumer Relationships eLearning materials.*

*Moved by Erika Ringseis,
Seconded by John Dempster
Carried*

8. RECA Board of Directors Report

The CEO presented the RECA Board of Directors ("Board") Report. The report was received as information.

9. Virtual Meeting Policy for Board and Industry Council Members

The Industry Council received a draft of the Board's *Virtual Meeting Policy for Board of Directors & Industry Council Members*, to establish clear guidelines when conducting virtual meetings, to ensure transparency, participation, and compliance with legal and organizational standards. The Industry Council requested the inclusion of hybrid meeting protocols. The draft policy will proceed before the Board for approval in November 2025.

10. License Renewal Update 2025

Management provided a verbal report on the 2025 interim licence renewal statistics. The report was received as information.

11. Industry Council General Election 2025

Management reported on RECA's Industry Council Elections 2025, to elect licensees to each Industry Council, in accordance with the *REA* and *REA* Bylaws. The election will be held from October 14–22, 2025. The Minister of Service Alberta and Red Tape Reduction may appoint, or re-appoint, public members to the Board and each Industry Council. Elected and appointed members will collectively take their seats on December 1, 2025.

12. Industry Council Strategic Workplan

The Industry Council reviewed its Strategic Workplan, to prioritize initiatives. The Industry Council will collect broker perspectives on teams, mentorship, and advertisements at upcoming broker forums.

13. In-Camera Session with Industry Council and CEO

The Industry Council moved in-camera with the Industry Council and CEO, only.

14. In-Camera Session with Industry Council, only

The Industry Council moved in-camera with the Industry Council, only.

15. Final Adjournment

MOTION: The Residential Real Estate Broker Industry Council meeting of September 9, 2025, is adjourned.

*Moved by Erika Ringseis,
Seconded by John Dempster
Carried*

The meeting adjourned at 11:55 am.

16. Next Meeting(s)

- November 12, 2025

Approved at Calgary, Alberta on November 12, 2025

George Bamber,
Industry Council Chair