



RESIDENTIAL REAL ESTATE BROKER INDUSTRY COUNCIL REGULAR MEETING

9:00 am – 12:00 pm, Thursday, March 19, 2026

Virtual Teams Meeting

MINUTES

In Attendance: George Bamber, *Chair*
Cynthia Moore, *RECA Board of Directors Chair*
Chloe Mitchell
Erika Ringseis
John Dempster

Resources: Stacy Paquin, *CEO*
Warren Martinson
Bryan Douey
Shannon Patterson
Rina Hawkins

Recording Secretary: Christina Harrington

Absent: Janice Harrington

1. Call to Order

The Chair called the meeting of the Residential Real Estate Broker Industry Council (“Industry Council”) to order at 9:03 am.

2. Approval of Agenda

The Industry Council reviewed the meeting agenda.

MOTION: The Residential Real Estate Broker Industry Council approves the March 19, 2026, meeting agenda as presented at the meeting.

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

3. Conflict(s) of Interest Declared

No conflicts of interest were declared.

4. Chair’s Opening Remarks

The Chair provided a verbal update on the Real Estate Council of Ontario (RECO)’s revised financial reporting requirement, implemented as part of RECO’s eight-point modernization plan. This practice mirrors RECA’s

Real Estate Act Rule requiring an annual reconciliation report to the Registrar. The verbal update was received as information.

5. Consent Agenda

The Industry Council reviewed the consent agenda.

***MOTION:** That the Residential Real Estate Broker Industry Council approves the consent agenda, which includes the **November 12, 2025** meeting minutes, and the **December 3, 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 Erika Ringseis,

Seconded by John Dempster

Carried

RESIDENTIAL REAL
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6. RECA Board of Directors Report

Management presented the quarterly RECA Board of Directors (“Board”) report, as information. The report outlines the activities of the Board, involving oversight of strategic, administrative, and operational matters, stakeholder engagement, reporting requirements, and the activities of the Board’s standing committees; the Finance & Audit Committee, and the Governance & Human Resources Committee.

RECA welcomed Terry Lockhart as RECA Chief Financial Officer to support its organization and strategic business goals.

The Industry Council awaits the appointment of a public representative by the Minister of Service Alberta and Red Tape Reduction (“Minister”).

7. Industry Council Annual Self-Evaluation

Management reported on the annual self-assessment process, as set by the Board and Industry Council’s in accordance with the REA Bylaws. Each member completed complete a questionnaire to assess individual performance and overall effectiveness. The results were received as information.

8. Service Alberta and Red Tape Reduction Five-Year Review of RECA

Management provided a verbal progress update regarding Minister’s comprehensive review of RECA. The Minister’s review is conducted by a third-party, Deloitte LLP, to assess RECA’s governance & leadership, regulatory framework, regulatory effectiveness, internal relationships, culture, external stakeholder engagement, administrative operations, financial management, and education oversight. The report is delayed and will be released as soon as practicable.

9. *Real Estate Act ("REA") Rules Update*

All Industry Councils approved the proposed amendments to the *REA* Rules in September 2025. The Industry Council submitted the proposed amendments to the Board, to transmit to the Minister, in accordance with the *REA*. The Minister must approve new or amended *REA* Rules in writing, prior to the Rule coming into effect.

10. Licence Renewal Analysis & Industry Survey Results

Management presented results of the optional licence renewal survey, distributed during the 2025-2026 renewal period. 48% of all licensees responded to at least one survey question.

The survey gauged the prevalence of certain industry practices and demographics, such as practice area(s), number of transactions and agreements, use of artificial intelligence (AI), brokerage retention and succession planning, use of e-signatures, use of cryptocurrency, association membership, jurisdiction of practice/residence, access to broker delegates, acting as a licensed assistant, and municipal challenges. The report was received as information.

The Industry Council recessed at 10:52 am and reconvened at 11:05 am

11. Listing Properties not yet Subdivided

As reviewed at the November Industry Council meeting, Management reported that the *Land Titles Act* does not prohibit the marketing or advertising of land prior to subdivision and approval. A property could not be transferred until the subdivision has taken place. Similarly, the *REA* and *REA* Rules do not prohibit advertising a proposed subdivision. If a proposed parcel is marketed, the conditional status must be made clear to avoid misrepresentation. The restrictions to list a property not yet subdivided arises from MLS® and Harmonized Rules, which require a valid legal description.

ACTION: The Industry Council will bring the subject of *properties not yet subdivided* to the RECA Residential Real Estate Broker Forums, to gather industry insights.

12. Stakeholder Engagement

Management reported Q1 Stakeholder Engagement details. The report was received as information.

13. Industry Council Strategic Workplan

The Industry Council reviewed and refined its Strategic Workplan. Management presented the proposed Relicensing Education Model Proposal for discussion purposes. The proposal outlines a staggered approach to creating and administering relicensing competencies.

***MOTION:** The Residential Real Estate Broker Industry Council endorses the proposed relicensing education framework, in principle, as presented and discussed at the meeting.*

*Moved by Erika Ringseis,
Seconded by George Bamber
Defeated*

The Industry Council directed that the *proposed relicensing education framework* would be returned to the Industry Council at the June 18, 2026, meeting, for further review.

14. In-Camera Session with the CEO

The Industry Council moved in-camera with the CEO and Industry Council, only at 12:18 pm.

15. In-Camera Session with Industry Council, only

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

16. Final Adjournment

***MOTION:** The Residential Real Estate Broker Industry Council approves the final adjournment of the March 19, 2026 meeting.
Duly moved and seconded
Carried*

The meeting adjourned at 12:31 pm

17. Next Meeting(s)

- June 18, 2026

Approved at Calgary, Alberta on June 18, 2026.

George Bamber,
Industry Council Chair