




Amendments to the Condominium  
Property Act and the Condominium  
Property Regulation

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## The “fine print”

The following information provides an overview only and is for general guidance. It does not constitute legal advice and you should seek out specific legal advice as necessary.



## Overview

- Effective Dates – July 1, 2019 and January 1, 2020
- Governance Issues
  - Caveats, Fines and Chargebacks
  - Rules
  - Bylaws
  - Annual General Meetings
  - Proxies
  - Voting
  - Insurance
  - Information and Documents
  - Borrowing
  - Reserve Fund
  - Rental Deposits
  - Regulations



## Contributions

- Can only issue a caveat for “contributions”
  
- Contributions do not include:
  - Amounts collected from an individual owner
  - Monetary sanctions

### TIP

Pass a Board resolution and record it in your minutes to approve the budget and assess condominium fees

Act s39(1) – 39(2)(a)  
Effective July 1, 2019



## Chargebacks

Government did not proclaim s39(2)(b) or s39(2)(c) of the amendments to the Act and instead advised that they will examine the issue as they work on Phase 3

- **s39(2)(b)** A contribution shall not include any amount for the purpose of collecting from an individual owner costs incurred by the corporation as a result of damages caused by an act or omission of an owner, tenant or occupant”
- Not excluded as contributions
- For now, continue to charge back deductibles

Act s39(2)(b) and (c)



## Contributions: Special Levy

- A special assessment is now called a "special levy"
- A process is set out to issue a special levy at section 39.1 of the Act
- The Board must pass a resolution to approve the special levy

### The Board resolution must include:

- Purpose of the levy
- Total amount to be levied
- Method of how the special levy is assessed to the units. This should be in accordance with your Bylaws
- Date the special levy is to be paid by

Act s39.1  
Effective July 1, 2019



### A special levy can only be levied:

- for the payment of unexpected and urgent maintenance, repair or replacement of the real and personal property of the corporation, common property or managed property;
- to cover unexpected shortfalls in the operating account;
- to increase the balance of the reserve fund to meet the requirements in a reserve fund plan required under the regulations;
- subject to subsection (3), for the payment of a capital improvement;
- to satisfy a judgment against the corporation; or
- for any other purpose provided for in the regulations

Act s39.1  
Effective July 1, 2019

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## Reasonable expenses re: Caveat

- The prescribed costs that are recoverable under s42(b) of the Act:
  - Legal fees and disbursements associated with preparing, registering and discharging the caveat
    - "legal fees and disbursements" does not include administration fees or management fees
  - Land titles charges
  - Amount of legal fees and disbursements incurred for preparing, registering and discharging a caveat **may not exceed** the initial amount owing in the caveat
  - Regulation does not address the costs for enforcing the caveat

Regulation s74.1  
Effective July 1, 2019

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## Sanctions for Failure to Comply with Bylaws

### Maximum sanctions:

- Residential: \$200 (or lower if in bylaws) for first instance and \$500 for subsequent. If Continuing - \$200 first week and \$500 subsequent weeks
- Commercial: \$1,000 (or lower if in bylaws) for first instance and \$2,500 for subsequent. If Continuing \$1,000 first week \$500 subsequent weeks
- Maximum aggregate sanction totals (same event or series of events):
  - \$2,700 residential units, parking spaces and storage units
  - \$13,500 non-residential other than parking spaces and storage units
- Can no longer levy monetary sanctions for violation of a rule or policy. Can only levy a non-monetary sanction

Act ss35 and 36  
 Regulation ss75.53 and 73.54  
 Effective July 1, 2019

  
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## Enforcement of Sanctions

- Removed the \$10,000.00 limitation for enforcements proceedings in the Court of Queen's Bench
- Caveats may be registered in respect of monetary sanctions pursuant to a writ of enforcement only

Act s35(1)  
 Effective July 1, 2019

  
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## Fines and Other Sanctions

- Sanctions must *still* be set out in the Bylaws (not Rules) and must *still* be reasonable
- Sanctions must not be over prescribed limits

The Regulations contemplate a 2-step process:

### 1. Notice of proposed sanction should be served on person who fails to comply with Bylaw

- Person receiving notice of proposed sanction must be provided at least 3 days (excluding holidays) to respond or to comply
- If no response or compliance then can issue sanction
  - On person identified in notice
  - On the owner if s.53(5) notice RE tenant not provided by the owner, or if tenant no longer in possession, OR
  - On the tenant
- Notice of proposed sanction **must** contain
  - unit number
  - name of person being sanctioned
  - provision of Bylaw or Rule being breached
  - date and time of breach and relevant particulars
  - description of required corrective action and deadline for such (3 clear days - no holidays)

Act ss35 and 36  
Regulation ss75.53 and 73.54  
Effective July 1, 2019



### 2. Corporation must serve notice of issued sanction

- Amount of sanction, instructions and deadline for payment (or particulars if non-monetary sanction)
- Reasons for sanction
- Date Board approved sanction
- If sanctioning a tenant, owner must be provided with notice of proposed sanction and notice of issued sanction
- No delegation of responsibility to issue a sanction notice or imposition of a sanction by the Board


Act ss35 and 36  
Regulation ss75.53 and 73.54  
Effective July 1, 2019





➤ **NOTE: ONLY sanction for breach of bylaws? ...Yes**

- s73.53(1) A corporation may serve a notice of proposed sanction on a person who fails to comply with a bylaw or rule established under a bylaw
- s73.54(6) For greater certainty, despite any bylaws to the contrary, no monetary sanction may be levied for a contravention of a rule
- s35(1) of Act: A corporation may by bylaw establish monetary or other sanctions that may be imposed on owners, tenants and occupants who fail to comply with the bylaws



Act ss35 and 36  
Regulation ss75.53 and 73.54  
Effective July 1, 2019


  
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## Rules Governing the Corporation

Added after s32:

- Rules must be reasonable and consistent with the Act, regulations and the bylaws
- Rules must not restrict use of units
- The Act, regulations and bylaws prevail where rules are inconsistent with any or all of the above



Act s32.1  
Effective July 1, 2019


  
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The Board, may, by Resolution, make Rules regarding:

1. procedures used in the administration of the Corporation;
2. the property of the Corporation;
3. the Common Property; and
4. the Managed Property

- The rules must not restrict the uses of units
- Owners can change or rescind Rules by ordinary Resolution
- No monetary sanctions (fines) for violation of Rules




Act s32.1(4)  
Regulation ss31.25, and 73.54(6)  
Effective July 1, 2019



- 
- Written Notice of Rules must be provided to both:
    - Owners and Tenants

- Previously adopted Rules cease to be effective unless Notice is provided by September 1, 2019

- New Rules don't come into effect until 30 days after Notice



Regulation ss73.52, 79.1(10) and (11)  
Effective July 1, 2019





## Bylaws



- Statutory bylaws updated
- Appendices 1 and 2 are repealed and replaced and are now Schedule 4 in the regulations
- Condominiums will have until July 1, 2020 to amend their Bylaws **by ordinary resolution** to bring them into compliance with the new provisions of the Act and the Regulation
- Only applicable to changes to comply with the Act and Regulation, any other changes still require special resolution as usual

Act s34.1(b)  
Effective July 1, 2019

  
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## Ability to Amend Bylaws to Conform with Statutory Amendments



- Corporation may amend current bylaws on an ordinary resolution to bring them in compliance with the Act and Regulations
- **“34.1(2)** Notwithstanding section 32(3), in order to bring the bylaws in conformity with this Act and the regulations, a corporation, **no later than one year after the coming into force of this section, may by ordinary resolution amend** any of its bylaws to ensure that its bylaws do not conflict with this Act or the regulations.”
- **“(3)** Subsection (2) **does not apply to amending an existing bylaw that is not in conflict** with this Act or the regulations nor to adding any new bylaws.”

Act ss33, 34 and 34.1

  
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# Annual General Meetings



## New AGM Notice Requirements:

- Preliminary Notice — 60 days before AGM
  - Must state date of AGM
  - Must Call for Owner's Agenda Items
- Notice of meeting — 14 days before AGM

## The call for Owners' Agenda items must include statements:

- stating that, at the beginning of the meeting, the Owners will vote on whether proposed items will be included on the Agenda
- specifying that the proposed Agenda items must include:
  - a clear description of the proposed Agenda item with enough detail for the Owners to vote on whether it should be included on the Agenda
  - the information necessary for the Owners to effectively consider the proposed issue/business
- giving the electronic address, if any, for submission of Owners' proposed Agenda items
- giving the deadline date for submission of Owners' Agenda Items – must be no less than 30 days before the AGM

Act s30  
Regulation ss20.5, 20.51 and 20.53  
Effective July 1, 2019

  
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## Documents that must be included with Notice of AGM:



- Proposed Agenda - including summary of Owners' Agenda Items
- Minutes of all Board meetings since last AGM
- Draft Minutes of last AGM
- Annual Reserve Fund Report
- Financial Statements for preceding fiscal year
- Current Budget

Act s30  
Regulation ss20.5 and 20.52  
Effective July 1, 2019

  
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## Proxies

- New eligibility requirements including:
  - Over 18 years old
  - An individual
- Written Proxy form must include the following:
  - the name and unit number of the owner or mortgagee giving the proxy
  - the name of the individual to whom the proxy is given
  - the date the proxy is given
  - the signature of the owner or mortgagee giving the proxy (or person authorized to sign for owner)
- A proxy given to a manager or employee of a corporation is invalid, unless it contains a restriction that the proxy was given solely for the purpose of establishing quorum
- Proxies can be electronic or hard copy

Regulation ss 31.2, 31.201  
Effective July 1, 2019



## Warning about existing Proxies in first AGM Notice

- At the first Annual General Meeting held after July 1, 2019 the notice of meeting **MUST** include a notice that the requirements regarding proxies have been amended and that proxies given on or before July 1, 2019 may not longer be valid
- Proxies now expire on the earliest of:
  - the expiry date set out on the proxy
  - 6 months from the date on which the proxy was given
  - the date on which the person who gave the proxy ceases to be an owner or mortgagee of the unit in respect of which the proxy was given

Regulation ss20.51 (3) and 31.202(3)  
Effective July 1, 2019



### Within 30 days after the AGM:

- The Corporation must provide all Owners and Mortgagees who have given notice with:
- A copy of the draft AGM Minutes which must include:
  - the number of Units and Unit Factors in attendance at the meeting
  - the number of votes cast in favour of and against each resolution
  - the number of votes cast in favour of each candidate for the Board
- A copy of the filed Notice of Change of Directors

Regulation s20.54  
Effective July 1, 2019



### Special General Meetings

- Board may whenever it considers it appropriate to do so, convene a special general meeting.
- The Board **must** convene a Special General Meeting within 30 days after receiving a request in writing from persons entitled to vote representing 1,500 Unit Factors.

Act s30.1



## Voting and Proxies

- One vote per Unit regardless of type or style of Unit, except Units owned by the Corporation
  - Residential Units
  - Commercial Units
  - Parking Units
  - Storage Units
  - Bare Land Units
  
- A person's right to vote is suspended if the person is more than 60 days in arrears in payment of any contribution or judgment owed to the Corporation

Act ss26(1) and (6)  
Effective July 1, 2019



## Voting at Meetings:

- All votes are to be conducted by a show of hands vote unless someone demands a Unit Factor Vote (Poll Vote)
  - Ordinary Resolution - majority of votes cast
  - Special Resolution - 75% of all eligible Units and 75% of the total eligible Unit Factors (7,500 UF less UF owned or controlled by the Corporation) - **Tally** must be recorded in the Minutes

Act s26(2)  
Regulation s31.23  
Effective July 1, 2019



## Voting Rights

- **26(1) ...an owner has the right to vote with respect to each unit owned** and, where required, the right to vote the unit factors for each unit owned
- Units owned by Corporation not to be counted in the vote

Act ss26(1) and 31.23  
Effective July 1, 2019



## Ordinary Resolution and Special Resolution

“ordinary resolution” means a resolution

- (i) passed at a properly convened general meeting of a corporation in accordance with section 26.2 or 26.3, or
- (ii) passed by a vote in writing in accordance with section 26.5

- A poll vote of an ordinary resolution is passed when at least 50% of the total unit factors for all the units of persons **present** at the meeting vote in favour of the resolution (s26.3(1))

“special resolution” means a resolution

- (i) passed at a properly convened general meeting of a corporation in accordance with section 26.4, or
- (ii) passed by a vote in writing in accordance with section 26.5

- At least 75% of the **total unit factors for all the units** needs to be represented by the votes cast in favour of the special resolution (s26.4)


Act ss1(r),1(x)  
Act 26.1 – 26.5 - Effective July 1, 2019





### Show of Hands Votes by Co-Owners at Meetings:

- Joint Tenants
  - If only 1 Owner attends, that Owner votes for the Unit
  - If more than 1 attend, 1 Owner votes for the Unit and if the Owners don't agree, the Unit vote is not counted – can call for a poll vote instead
- Tenants in Common
  - If only 1 Owner attends, that Owner votes for the Unit
  - If more than 1 attend, split the vote amongst the Owners in proportion to their ownership interests




Regulation s31.22  
Effective July 1, 2019



### Unit Factor (Poll) Votes by Co-Owners at Meetings

- Joint Tenants
  - If only 1 Owner attends, that Owner votes for the Unit
  - If more than 1 attend, split the vote equally amongst the Owners
    - Extra UF's go to the first person shown on title
- Tenants in Common
  - If only 1 Owner attends, that Owner votes for the Unit
  - If more than 1 attend, split amongst the Owners in proportion to their ownership interests



Regulation s31.22  
Effective July 1, 2019



## Written Voting

The board shall send owners a notice setting out:

- Date by which votes must be received by the board – maximum one year from the date of the notice
- Votes must be counted no later than 14 days from the deadline given for submission of the votes
- Votes must be signed by the person voting
- Condominium must maintain written vote records in accordance with Schedule of the Regulations
- Results must be provided to Owners and Mortgagees within 30 days

Act s26.6  
Regulation s20.55  
Effective July 1, 2019



## Written Votes by Co-Owners

- **Joint Tenants**
  - If only 1 Owner votes, that Owner votes for the Unit and all UFs
  - If more than 1 Owner votes, the vote is split equally amongst the Owners
    - Extra UFs go to the first person shown on title
- **Tenants in Common**
  - If only 1 Owner votes, that Owner votes for their share of the UFs
  - If more than 1 Owner votes, the vote is split amongst the Owners in proportion to their ownership interests

Regulation s31.22  
Effective July 1, 2019





## Electronic voting

- A Corporation may use electronic voting if the Bylaws provide specific directions regarding:
  - the acceptable means of electronic voting
  - the types of votes that may be conducted electronically
  - the security requirements for electronic voting, including any encryption and authentication requirements
  
- If the Board knows, or should know, that the integrity of an electronic vote is compromised, it is improper conduct for the Board to treat that vote as valid

Act s26.8  
 Regulation s31.24  
 Effective July 1, 2019



## Insurance

### Changes to insurance do not take effect until January 1st, 2020

- For residential condominium units the Corporation will now be required to create a Standard Insurable Unit Description
  
- Process for determining the Standard Insurable Unit Description
  - Developer provides the description
  - A corporation may amend the description by:
    - A bylaw;
    - Ordinary resolution
  
- The Corporation must notify Owners of what is included in a Standard Insurable Unit Description

Regulation ss60.1, 60.2, 61.1, 61.2 and 62.1 – 62.5  
 Effective January 1, 2020



**The Regulations set out what must be included in the description, including:**

- Internal doors and windows
- Closets, storage installations and space dividers other than ceilings and walls
- Flooring, wall coverings and trim
- Lighting fixtures
- Provision of water lines, sewage lines, toilets, sinks, water heaters and water related fixtures
- Provision of natural gas and heating devices including gas lines and appliances
- Cooling, ventilation and air exchangers including conduits, filters and appliances
- Provision of electricity, including outlets, telecommunications, TV, smoke detectors, washing machine drainage, dryer outlets, exhaust outlets and built in vacuums
- Acoustical dampening
- Appliances other than chattel appliances
- Kitchen, bathroom and laundry plumbing, fixtures and controls
- Kitchen, bathroom and laundry cabinets and counter tops

Regulation ss60.1, 60.2, 61.1, 61.2 and 62.1 – 62.5  
Effective January 1, 2020



**Insurance deductibles**

- It is clarified that a Corporation may now require an Owner to carry insurance for the Corporation's insurance deductible in a Bylaw (Regulation s60.2)

However, regardless of insurance ....

- Regulation s62.4 states that an owner is "absolutely liable" if the Corporation requests the deductible for damage that originates in or from the Owner's unit or exclusive possession area (aka exclusive use area)
- Limited exceptions such as a construction defect or an act or omission attributable to the Corporation, Board, employee, or agent
- Deductible can be up to \$50,000

**Tips**

- Mandate in your Bylaws that an Owner must carry insurance coverage for the Corporation's deductible.
- Have Bylaw wording that allows a charge back of deductible even where the loss is less than the deductible amount or no claim is made to insurance
- Communicate the deductible requirements with your Owners. Try to eliminate any surprises.

Regulation ss60.2 and 62.4  
Effective January 1, 2020



### Recovery of amount of deductible

**“62.4(1)** A corporation may pay an insurance deductible in an insurance claim and recover the amount of the deductible from an owner subject to and in accordance with this section.

(2) Subject to subsections (3) and (4), an owner, on request by the corporation, is absolutely liable to the corporation for the amount of the deductible in the corporation’s insurance claim to a maximum of \$50 000 for damage that originates in or from the owner’s unit or an exclusive possession area assigned to the owner.

(3) An owner is not liable to a corporation for the amount of the deductible in the corporation’s insurance claim where the claim arose from

(a) a defect in the construction of the unit or exclusive possession area assigned to the owner,

(b) damage attributable to an act or omission of the corporation, a member of the board, officer, employee or agent of the corporation, or any combination of them, or

(c) normal structural deterioration of the common property, the managed property or the real property of the corporation, other than property that the owner was responsible to repair or maintain.

(4) Nothing in this section shall be construed in a manner to affect a civil action or other remedy at law of an owner against a person who is responsible for damage to property.”

Regulation s62.4  
Effective January 1, 2020

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## Information and Documents on Request

- New detailed list of Documents to be kept by Corporation and for how long set out in Schedule 3 of the Regulations (replaces list of documents that used to be in s44)
- Documents can be kept electronically
- Information can be provided in electronic form unless the request specifically asks for the information in paper form
- Documents requested by owner, purchaser, mortgagee... or their solicitor

Act s44  
Regulation Schedule 3 and s20.571  
Effective July 1, 2019

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## Documents re: Fees

Prescribed maximum fees for providing documents are:

- \$100 maximum for an Estoppel Certificate
- \$10 for documents other than Estoppel Certificates
- Up to \$30 for “rush fee” when a rush document is requested and delivered within 3 days (excluding holidays)
- Likely \$10 for an Information Statement
- Fees can only be charged for documents or classes of documents, not for information
- s74 is repealed and replaced with s44.1 authorizing the corporation to charge prescribed fees for information or documents where authorized by regulation, or as required by the Act or Regulations

Act ss43.2, 20.57(1)(a-e) and 44  
Regulation s20.571  
Effective January 1, 2020



### ➤ Changes to prescribed documents:

- Particulars of action against corporation *including* amount claimed
- Loan disclosure statements (starting balance, current balance, interest rate, monthly payment, purpose of loan, amortization period and default information)
- Copy of the budget
- Copy of the annual financial statements
- Copy of the bylaws
- Approved minutes of all general meetings and draft if approved not available (for meetings at least 30 days prior)

Act s44  
Regulation s20.57  
Effective July 1, 2019



### ➤ **Changes to prescribed documents (cont'd):**

- Copies of lease agreements and exclusive possession agreements for real property of corporation or common property
- Copy of consolidation of rules (s.32.1 of Act)
- List of names and addresses for service of Board members
- Text or ordinary and special resolutions voted on by corporation and results of voting (unless show of hands)
- Copies of reports by professionals, including engineers, excluding reports requested by legal counsel for actual or contemplated litigation

Act s44  
Regulation s20.57  
Effective July 1, 2019



## Service of Documents

### ➤ **Mandatory Electronic Service (13+ Units)**

(minutes, notices of meetings, other notices and notifications)

- Owner must first:
  - Request and consent to electronic service
  - Provide an electronic address for service
- Service is effected 24 hours after document is sent

### **Tips**

- Prepare a standard Electronic Service consent form to be signed by Owners.
- Use a web-site that sends e-mail notices to Owners

Regulation s73.51  
Effective January 1, 2020



## Borrowing

- Borrowing now expressly provided for in Act and Regulations
- If greater than 15% of revenues or prior maximum approved amount, then must be approved by Ordinary Resolution (or Special Resolution if Bylaws require)
- Resolution must specify a maximum amount
- Board may issue statement to a lender or prospective lender attesting to maximum permitted borrowing amount or remaining permitted amount
- If the borrowing limit or remaining borrowing amount changes prior to loan being advanced the statement must be revised
- NOTE: Loan disclosure requirements for owners, purchasers, mortgagees and their solicitors (s20.57 of Regulations)

Act s37(4)(5) – Effective January 1, 2020  
 Regulation Part 2.3, s31.3 and 31.4 - Effective July 1, 2019



## Reserve Fund

- Reserve funds may be used for a reserve fund study, any other report by an expert or any purpose provided for in the regulations
- Section 38 of the Act is replaced:**
- Corporation must establish and maintain a reserve fund that is reasonably sufficient to provide for major repairs and replacement of Corporation real, personal, common and managed property
  - Such repairs must not be the type that occurs annually
  - Special Resolution for capital improvements unless such improvements are required to comply with health, building, maintenance and occupancy standards as required by law
  - Further clarity as to what is not a capital improvement (contemporary equivalent of obsolete property or lower cost equivalent of existing property)

Act s38  
 Effective July 1, 2019



**Section 38 of the Act is replaced (cont'd):**

- Specified qualifications for reserve fund provider (professional engineer, engineering technologist, appraiser, certified reserve fund planner, individual approved by director) - all with specified knowledge
- Specified people who cannot act as reserve fund provider (director, officer, employee, manager of corporation, an owner, occupant or spouse, partner, parent or child of such)
- Developer has to ensure reserve fund provider “at arms' length”
- Small corporations (12 units or less) by special resolution may do their own reserve fund

Regulation Part 2, ss21 – 30  
Effective July 1, 2019



- Time focus increased from 25 to 30 years
- Corporation must prepare an annual report which now to include:
  - forecasts amount of reserve fund projected for current year
  - forecasts payments (by special or ordinary resolution) into/out of fund
  - depreciating property to be repaired/replaced with cost of same

Regulation ss23(1)(a), 23(2)(a) and 29(1)(d-f)  
Effective July 1, 2019



## Rental Deposits

- Regulations stipulate the maximum amount
- \$250, maximum, where the initial term of the lease is 6 months or more
- \$1,000 maximum, where the initial term of the lease is less than 6 months
- Any rental deposit **collected** from an owner prior to this section coming into force may be retained in full
- If a Corporation deducts money from the rental deposit, an itemized list of what was deducted must be provided to the Owner
- A rental deposit is confirmed to be a contribution. This means if it is requested and not paid it can be treated like other unpaid contributions (condominium fees, special levies, interest, etc.)
- Legislation is silent as to whether there is an obligation to hold deposit in interest bearing account but if it is, any interest accruing needs to be returned to owner

Act s53  
Regulation ss74.2 and 74.3  
Effective July 1, 2019



## Regulations

In addition to the Lieutenant Governor's current powers under s81, the Lieutenant Governor in Council may make regulations:

- |   |   |
|---|---|
| ➤ respecting proxies  | ➤ respecting bylaws of the Corporation  |
| ➤ respecting notice requirements for general meetings                                     | ➤ respecting sanctions for failure to comply with bylaws                        |
| ➤ respecting other notices required for general meetings                                  | ➤ authorizing monetary sanctions  |
| ➤ respecting convening of a special general meeting                                       | ➤ regulating charging of fees by corporation                                    |
| ➤ respecting procedures for voting where a unit is owned by 2 or more persons             | ➤ providing for the forum for the enforcement of sanctions                      |
| ➤ respecting notice of the results of a vote in writing                                   | ➤ respecting other costs that may be paid from the reserve fund                 |
| ➤ respecting retention of original votes  | ➤ respecting other replacements for the purposes of section 38(4)(b)            |
| ➤ respecting conducting of a vote by electronic means                                     | ➤ respecting the borrowing of money by a corporation                            |
| ➤ respecting  | ➤ respecting other basis for levying contributions                              |
| ➤ respecting rules, including prohibiting rules or types of rules that may be made        | ➤ respecting amounts for levy contributions                                     |
| ➤ respecting method of informing owners and tenants about rules made, amended or repealed | ➤ respecting other purposes for which a special levy may be levied              |
|   | ➤ respecting other bases for determining each unit share for levy contributions |

Added after s81(f.1)

Act ss81(f.1) - (f.96)  
Effective July 1, 2019





In addition to the Lieutenant Governor's current powers s81, the Lieutenant Governor in Council may make regulations:

- S81(p) amended to:
  - "governing reserve funds maintained by corporations"
  
- Added after s81(s):
  - "respecting the skills, education, competencies and experience of condominium managers"
  
- S81(t) amended to:
  - "authorizing an association or organization that in the opinion of the Minister represents the interests of owners, corporations, developers, **condominium managers** and persons other than owners who have interests in units"

Act ss81(p), (s.1) and (t)



## Next Steps

- Condominium manager licenses
  
- Condominium Dispute Tribunal





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