

PRESS RELEASE



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CCI North Alberta: Revised Regulations a Win for the Condominium Community

Decision to delay and re-work regulations make condominium living more practical

Edmonton - The Canadian Condominium Institute, North Alberta Chapter, is pleased to support the new condominium regulations released today by the Alberta Government. The regulations were placed on pause in late June by Service Alberta Minister Nate Glubish in response to community and CCI pressure to review the over regulated and impractical aspects of the proposed legislation.

CCI North Alberta has been working closely with the new Government to ensure Albertans have more balanced regulations that provide clarity and guidance. Recent amendments brought forth in this revision include:

- Reverting to a simplified version of voting that is clear and concise for the average condominium owner and board
- Clarifying that malicious acts inside units by occupants of that unit are owner responsibility
- Removal of administrative burden at Annual General Meetings for Condominiums
- Defining deductibles as contributions which will allow Corporations more options to collect the deductible, including filing a caveat
- Allows condominium owners, through their bylaws, to self-determine the needs of their community and modify certain default regulations.

Refining the details for Standard Insurable Unit Descriptions which assist owners in knowing what portions of a unit that a condominium corporation's insurance will cover, and which portions will be up to the owner to insure.

Some key areas being addressed previously include:

- Mandatory requirement to provide budgets, AGM minutes, reserve plans, and other documents at no direct cost to owners. This will enhance transparency of Condominium Boards and keep owners informed
- Better qualifications for reserve study providers to ensure reserve studies are accurate
- Caps on costs to owners for condominium documents used in the sale of units
- More clarity on the ability and process to sanction owners by the Condominium Corporation
- Gives condominium corporations a process to recover insurance deductibles

"CCI North Alberta is very pleased to support the release of the new condominium regulations. These amended regulations reflect a government that listened to key stakeholders who were impacted by the practical effects of overregulation. The new legislation is well balanced and will significantly improve the lives of condominium owners, boards, and industry members."

"These changes will help simplify condominium governance for volunteer boards especially regarding voting procedures, conducting AGMs efficiently, and clarifying the insurance claims process. Prior to the red tape reduction review the regulations created more financial and administrative burdens for the condominium community".

CCI-North Alberta is a non-profit organization with a mandate to educate Condominium directors, owners and professionals. As the voice of condominium owners and boards, CCI NAB represents and advocates on behalf of its more than 25,000 members and condominium owners to all levels of government.

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