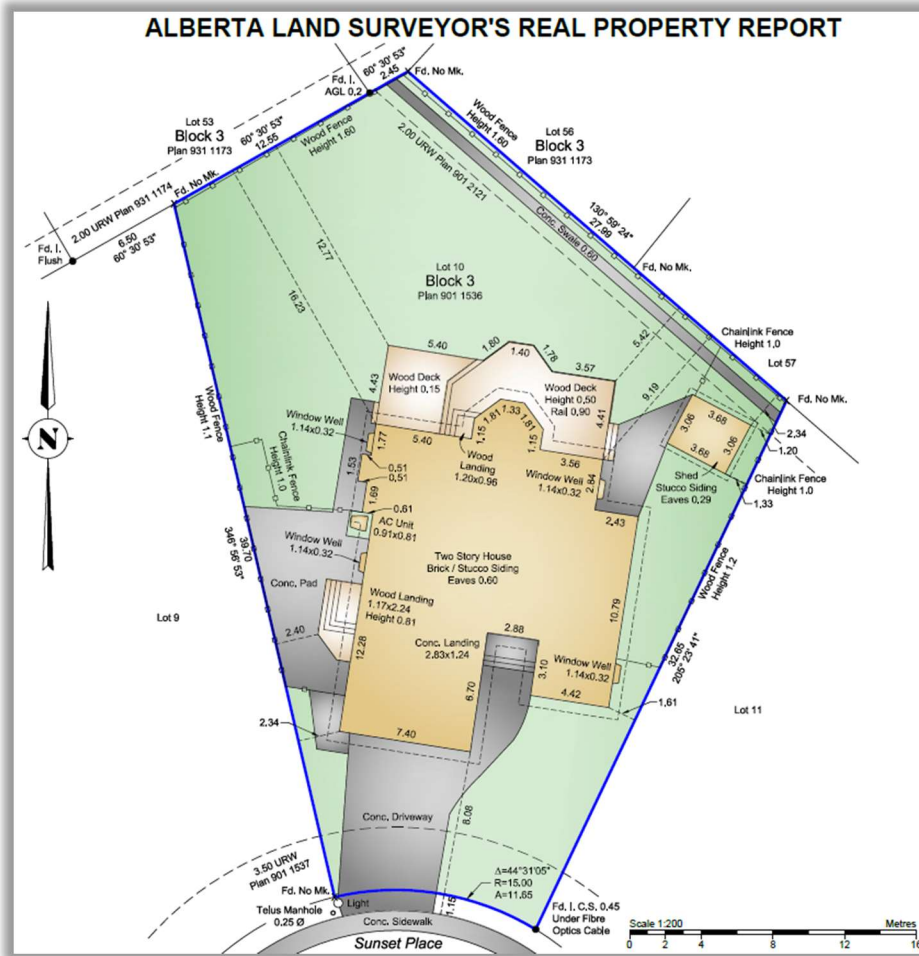




# Real Property Reports Explained

A Real Property Report and a Certificate of Compliance are essential components to a smooth real estate transaction. In a nutshell, you need a Real Property Report to prove that everything is built in the right place. Sometimes, improvements extend onto property that someone else owns (encroachments) or they are built in such a way that breaks municipal rules (bylaw infractions).

The Real Property Report is a legal document prepared by an Alberta Land Surveyor accurately reflecting the position of all permanent and visible improvements (houses, decks, sheds, A/C units, etc.) and the property boundaries. Here is a portion of a plan, prepared by Third Rock Geomatics.



A Certificate of Compliance is provided by the municipality. A technician will review the report and compare to all the bylaws for that location. Most of the time, everything is in order and they issue a Certificate of Compliance quickly. If there are any concerns, their team will take a closer look to determine if any further actions are required before providing the Certificate. This can take weeks.

Each time a real estate transaction occurs, a Real Property Report and Certificate of Compliance should be provided to prove the property is ready to change hands.