

November 25, 2015

BY MAIL

RE: Property Inquiry Reports and Real Estate Concerns

The Corporation of the Municipality of Callander has noticed a significant decline in the number of Lawyers and Real Estate Agents requesting property reports for their clients prior to the sale and transfer of land. Instead it appears that there is an increased reliance on title insurance to rectify and address concerns that could have been identified through the request of a Property Report. This failure to exercise due diligence by regulated professionals results in an increased demand on municipal resources and increased costs for property owners and potential purchasers.

Enclosed please find a copy of Resolution No. 2015/11/284 passed by Council, at its Regular Meeting held November 24, 2015 with respect to this issue and the concerns noted above. Your organizations support of this resolution and/or comments regarding the issues identified is requested.

Sincerely,

Mairghread Knought
Municipal Clerk

- File Incoming Other
- Mayor
- Council A
- CAO
- Building
- Finance S C
- Ec Dev S C
- Parks & Rec S C
- Planning S C
- Public Wks S C
- PPP
- Social Services
- _____
- _____

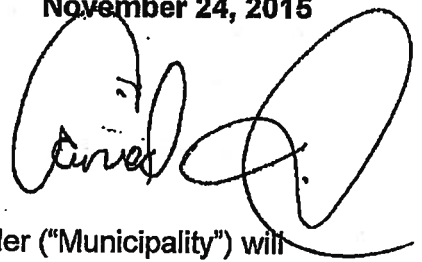
2015/11/284

RESOLUTION MUNICIPALITY OF CALLANDER

November 24, 2015

Moved by Councillor 

Seconded by Councillor 



WHEREAS The Corporation of the Municipality of Callander ("Municipality") will issue Property Reports upon request, which provides information with respect to Zoning, Official Plan compliance and outstanding work orders with respect to Fire Code and Building Code;

AND WHEREAS Property Reports provide potential property owners with the opportunity to identify and address concerns prior to the sale and transfer of land;

AND WHEREAS the Municipality of Callander has noticed a decline in the number of Lawyers and Real Estate Agents requesting Property Reports for their clients;

AND WHEREAS the failure to identify and address concerns and issues regarding Zoning and Official Plan compliance prior to the sale and transfer of land results in an increased demand on municipal resources and increased costs for property owners.

THEREFORE BE IT RESOLVED AS FOLLOWS:

- A. That Council for the Municipality of Callander requests that the request of a Property Report become a required part of all real estate transactions and that this requirement be regulated and enforced by the regulatory bodies that oversee Lawyers and Real Estate Agents in Ontario; and
- B. That a copy of this resolution be sent to the Law Society of Upper Canada, the Real Estate Council of Ontario, AMO, FONOM, and those Municipalities who are members of FONOM.

Recorded Vote (Upon Request of Councillor _____)
Section 246 (1) Municipal Act

MEMBER OF COUNCIL	DISCLOSURE OF PECUNIARY INTEREST	RECORDED VOTE	
		YEA	NAY
Mayor Lavigne	(✓)		
Councillor Onley			
Councillor Turgeon			
Councillor Busch			
Councillor Noon			