

WHAT YOU NEED TO KNOW ABOUT CHANGES TO ONTARIO CONDO LAWS

WHY ARE THE LAWS CHANGING?

Because of incredible growth in Ontario's condominium sector over the past two decades, the Government announced a review of existing condo legislation in 2012. An extensive 18-month public consultation process produced over 200 recommendations, many of which were incorporated into the 2017 Protecting Condominium Owners Act.



WHO IS AFFECTED BY THE NEW LEGISLATION?

The new Protecting Condominium Owners Act affects anyone with a financial interest in condos in the province. Specifically, it outlines new requirements and legal obligations for both property managers and condo board members, and expands on the rights of condo owners to ensure that their investment isn't compromised by disreputable administration practices.



750,000

Ontario Condo Units¹

10%

of Ontario Population Lives in Condos²

10,000

Ontario Condo Corporations¹

50%

of New Ontario Homes Under Construction are Condos³

HIGHLIGHTS OF THE NEW LEGISLATION

The new laws are designed to safeguard the investments of condo buyers provincewide. Chief among the new regulations includes training and education standards for both property managers and condo board members, the creation of new oversight bodies, the establishment of a new tribunal, and communications enhancements that will improve transparency.



NEW CONDO AUTHORITY



The **Condominium Authority of Ontario (CAO)** will be responsible for administering & enforcing condo regulations in the province.

TRIBUNAL



The **Condominium Authority Tribunal (CAT)** will hear disputes, propose resolutions and provide enforcement for all processes and declarations.

CONDO BOARD MEMBER EDUCATION STANDARDS



The CAO will provide, certify, and oversee compliance with new mandatory minimum educational requirements for board members.

Property Management Obligations

Property managers will now be bound by a new **Condo Management Services Act (CMSA)**, as well as seeing new standards of operational ethical conduct being introduced along with disciplinary penalties for non-compliance.

New Property Management Licensing Authority

Condo property managers will now be required to undergo licensing and certification, to be conducted and administered through the new **Condominium Management Regulatory Authority of Ontario (CMRAO)**

CMRAO

Fee Levy For Owners

Condo unit owners will be charged a fee of approximately **\$12** per year per unit to cover the operating costs of the CAO. As well, the Tribunal will charge fees ranging from **\$25 to \$125** for dispute resolution.

Condo Administration Changes

New rules concerning board member conflict of interest disclosure, standardization of communication between boards and owners, and changes to how condo meetings are established and run as well as new voting procedures.

TIMELINE

When Do The New Changes Come Into Effect?

Due to the sweeping number of changes involved, the Protecting Condominium Owners Act is being implemented in phases over three key dates.

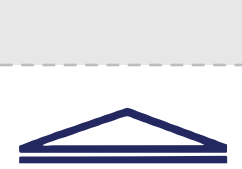
Here is when the changes affecting board members and property managers will come into effect.



Affecting Board Members

Effective Date

Affecting Property Managers



Condominium Authority of Ontario is established

September 1, 2017



- » Condominium Authority Tribunal is established
- » Education and licensing requirements for board members
- » Mandatory communications forms to owners
- » Establishment of electronic board meetings and voting
- » Information certificates now to be issued to owners
- » Advance notice rules for meetings

Conflict of interest disclosure rules come into effect

November 1, 2017

- » CMSA comes into effect
- » New licensing requirements begin
- » CMRAO is established

February 1, 2018

- » Remainder of CMSA regulations outlining property manager obligations comes into effect
- » Establishment of fines for non-compliance
- » New code of ethics comes into effect

READ OUR FULL BLOG

Click The Items Below to Learn More

What You Need to Know About Changes to Ontario Condo Law
Protecting Condominium Owners Act 2015
Condominium Management Services Act 2015
Condominium Authority of Ontario (CAO)
Condominium Regulatory Authority of Ontario (CMRAO)
Association of Condominium Managers of Ontario (ACMO)

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References
1. https://www.thestar.com/business/real_estate/2017/07/25/ontario-to-roll-out-new-rules-for-condo-boards.html
2. <https://globalnews.ca/news/3622356/new-condo-rules-ontario/>
3. <https://news.ontario.ca/mgs/en/2017/11/new-protections-for-condo-communities-now-in-effect.html>

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