

Compliance Letter Phase Out FAQs



The Town is phasing out the issuance of compliance letters on a fee for service basis. As of January 1, 2017, the Town will no longer accept requests for compliance letters, but will continue to process any compliance requests made up until the last business day of 2016.

Why is the Town phasing out compliance letters?

Compliance letters have never been a requirement of the Town. Historically, compliance letters have been offered as a courtesy to support real estate transactions, primarily to facilitate access to purchase financing. These days, the private insurance industry can provide similar assistance in facilitating access to purchase financing. Therefore, the Town feels it should no longer be involved in people's private real estate transactions and instead should focus its resources on providing the services it has a responsibility to provide.

What are my options instead of compliance letters?

Compliance letters are one aspect of 'due diligence', the process of assessing the value and risks associated with a particular property before purchase. Instead of obtaining a compliance letter, people can ask the Town to assist them with property file searches, access to assessment information and other property-related inquiries. Additionally, people can obtain title insurance to help protect them against unknown deficiencies with the property.

What is title insurance?

Title insurance is an insurance policy that covers losses arising from issues that existed as of the date the policy is issued. Such issues include: title issues (liens, encumbrances), off-title issues (non-compliance with zoning regulations, lack of building permits), and transactional issues (title fraud, survey issues).

Where can I buy title insurance and how much does it cost?

You can purchase title insurance from title insurance brokers. A Google search may provide a good starting point to find a local broker. You may also be able to purchase title insurance through your real estate lawyer. Costs can vary depending on the type of policy. Please contact your lawyer or a title insurance broker for more information on costs.

Do I still need an RPR?

A real property report (RPR) is a legal survey of your property. This is a very valuable tool, even if the Town no longer issues compliance letters. The Town suggests people continue to obtain RPRs as part of a comprehensive due diligence process.

More
Questions
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Contact Us!

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