

Real Property Report

Planning & Development

WHAT IS A REAL PROPERTY REPORT?

A Real Property Report is a legal document that clearly illustrates the location of significant visible improvements relative to property boundaries. It can be relied upon by the buyer, the seller, the lender and the municipality as an accurate representation of the improvements on your property.

HOW CAN I GET A REAL PROPERTY REPORT UPDATED?

In many cases, it is more economical to update an existing Real Property Report. Contact the Alberta Land Surveyor who did the original Real Property Report. The Alberta Land Surveyor's Association does not have records of who did any individual Real Property Reports.

HOW DOES A REAL PROPERTY REPORT PROTECT YOU?

Purchasing a property may be the largest financial investment you ever make. With a Real Property Report, owners are aware of any boundary problems. They know whether their new home is too close to the property line, or part of their garage is on their neighbor's land, or vice versa. "Good boundaries make good neighbors!" Since legal complications may occur if a sold property fails to meet requirements, a Real Property Report protects the seller.

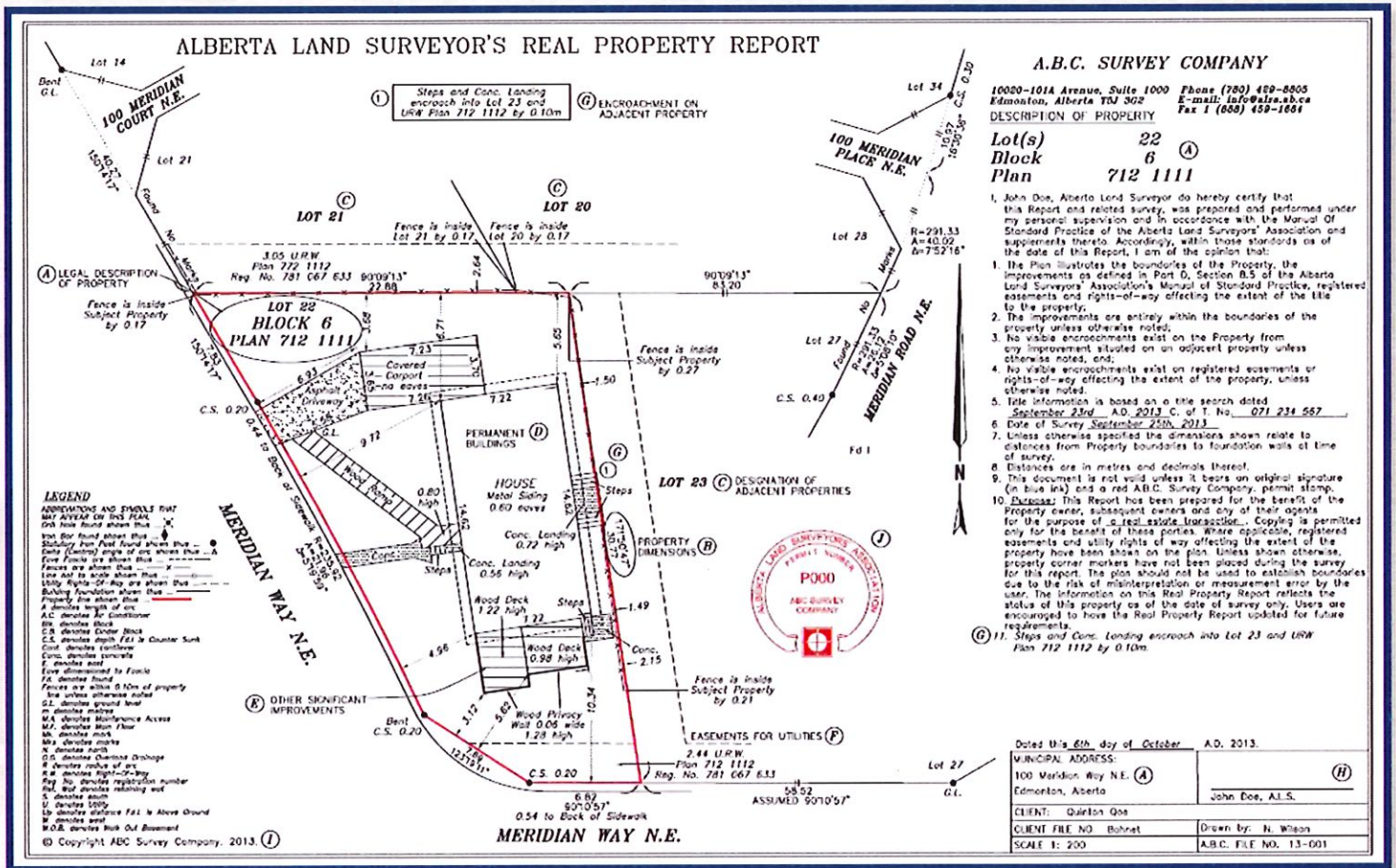
HOW DOES MUNICIPAL COMPLIANCE PROTECT YOU?

A Real Property Report is necessary to determine compliance with municipal bylaws. A municipality reviews and endorses the Real Property Report and indicates if the improvements meet the requirements of the local bylaws.

COMPLIANCE CERTIFICATES

Where the Municipality is requested to provide comments on a Real Property Report with respect to legally established or non-conforming development, the Development Authority may state whether a development is conforming, non-conforming, or legally non-conforming based on:

- a) A Real Property that has been prepared not more than (1) year prior to the date of the application. Two (2) original copies of the RPR to be provided;
- b) If RPR is older than one (1) year, an affidavit is required stating that nothing has changed in that time, however an RPR fifteen years (or greater) will not be accepted; and
- c) A current Certificate of Title may be required by the Development Authority.



Your Real Property Report will show:

- ◆ Diagram from inside the Real Property Report brochure.
- ◆ Legal Description of property and municipal address (A)
- ◆ Dimensions and directions of all property boundaries (B)
- ◆ Designation of adjacent properties, roads, lanes, etc. (C)
- ◆ Location and description of all relevant improvements situated on the property together with dimensions and distances from the property boundaries (D).
- ◆ Other significant improvements (E)
- ◆ Right-of-way or easements as noted on the title to the property at the date of survey (F)
- ◆ Location and dimension of any visible encroachments onto or off of the property (G)
- ◆ A duly signed certification and opinion by an Alberta Land Surveyor (H)
- ◆ Copyright (I)
- ◆ Permit Stamp (J) (where applicable)
- ◆ A municipality may request additional information

For more information:

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