



February 9, 2021

I am writing to provide an update on two projects that the Office of the Superintendent of Real Estate (OSRE) has been working on, in collaboration with the Real Estate Council of British Columbia (RECBC).

- Managing broker project.
- [Consultation on real estate teams.](#)

MANAGING BROKER PROJECT UPDATE

As you are aware, OSRE and RECBC have been working with the Ministry of Finance to review the role of managing brokers in BC's regulatory framework.

The project included multiple engagements with real estate professionals, including a survey, a series of in-personal regional roundtables and a discussion paper which presented short-term measures to enhance the managing broker's role as well as longer-term concepts. I would like to extend my sincere thanks and appreciation to everyone who took the time to contribute their thoughts and feedback by participating in one or more of the engagement activities.

My staff have now completed their analysis and provided me with a final report. In short, it is clear that the challenges facing the role of managing brokers are complex and there is no one simple solution. While there are no quick fixes, staff have provided their preliminary recommendations, informed by your feedback, which aim to take a holistic and measured approach:

- **Recommendation 1:** Enhance education and qualification requirements for managing brokers.
- **Recommendation 2:** Develop enhanced resources for managing brokers to promote compliance.
- **Recommendation 3:** Explore more rigorous brokerage licensing and ownership requirements.
- **Recommendation 4:** Identify ways to enhance regulation through data and information.
- **Recommendation 5:** Continue to explore the long-term concepts for the role of managing brokers, as described in the discussion paper.

Our report is available on [OSRE's website](#) and includes several more detailed sub-recommendations. OSRE and RECBC are already undertaking incremental changes in support of these recommendations, including:

- Providing enhanced resources for managing brokers by updating practice guidelines and disclosure forms;

- Improving education for real estate professionals, including for managing brokers, through the revamped Legal Update course format, introduction of new continuing education courses including a program of ethics education, and participation in the development of a National Competencies Framework for real estate practice; and
- Considering ways to adopt modern, efficient regulatory practices through improved collection of data and information, in preparation for the amalgamation of OSRE and RECBC with the BC Financial Services Authority (BCFSA).

CONSULTATION OPPORTUNITY: REAL ESTATE TEAMS

Through our work on managing brokers, we also heard extensive feedback about challenges related to the regulation of real estate teams. In response, my office has been working with RECBC to consider how to enhance the regulation of teams. A discussion paper has been posted on OSRE's website for licensee comment. I encourage you to read the discussion paper and participate in the survey by [clicking here](#). The consultation is open until **Friday, April 2, 2021**.

The challenges facing managing brokers are complex and there are no simple solutions. Managing brokers operate in an increasingly complex regulatory environment where change has become a constant. Incremental measures will help both licensees and regulators to fully implement and assess the impact of changes over time.

As with all our work, we continue to monitor the impacts of changes and adjust our activities as needed. We will endeavour to continue our collaborative work in support of the recommendations following amalgamation with BCFSA, which is expected to take place later this year. Details of additional engagement opportunities will be made available as our work progresses.

Sincerely,

Micheal Noseworthy
Superintendent of Real Estate

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