

Advisory

Release of Anti-Money Laundering Guideline for Mortgage Brokers and Submortgage Brokers

Date: November 5, 2024
Distribution: All registrants under the Mortgage Brokers Act
Advisory Number: 24-038

PURPOSE

BC Financial Services Authority ("BCFSA") is issuing this Advisory to notify all registrants under the *Mortgage Brokers Act* ("MBA") of the release of BCFSA's [Anti-Money Laundering \("AML"\) Guideline](#) for mortgage brokers and submortgage brokers.

The AML Guideline provides strategies that registrants can use in meeting their Financial Transactions and Reports Analysis Centre of Canada ("FINTRAC") obligations. FINTRAC is the federal agency responsible for administering the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act* ("PCMLTFA").

The federal FINTRAC requirements are separate to those under B.C.'s MBA and the regulations administered by BCFSA. BCFSA expects mortgage brokers and submortgage brokers to adhere to FINTRAC requirements.

Please note that the AML Guideline is not meant as a substitute for FINTRAC guidance. Registrants should carefully review [FINTRAC's guidance and resources](#) for comprehensive information on compliance.

BACKGROUND INFORMATION

In November 2023, BCFSA issued an [advisory](#) to update registrants on amendments under the federal PCMLTFA and new legal obligations. In July 2024, BCFSA provided [an additional advisory](#) outlining the new PCMLTFA requirements.

On October 11, 2024, individuals and entities in the mortgage services industry became reporting entities and subject to compliance and reporting obligations under the PCMLTFA and its associated Regulations.

ADDITIONAL INFORMATION

FINTRAC has published [guidance and resources](#) to help mortgage brokers, administrators, and lenders understand their new obligations and how to comply with them. FINTRAC can be [contacted directly](#) for questions about these new obligations.

Additional resources include:

- [Self-Assessment Tool for Mortgage Sector](#)
- [Proceeds of Crime \(Money Laundering\) and Terrorist Financing Act \(justice.gc.ca\)](#)
- [Proceeds of Crime \(Money Laundering\) and Terrorist Financing Suspicious Transaction Reporting Regulations \(justice.gc.ca\)](#)