

BCFSA explores new ideas to strengthen confidence in real estate transactions and services

BCFSA is exploring ways to build lasting confidence in the real estate marketplace and is seeking feedback on the proposed approaches outlined in the discussion paper, “Strengthening Confidence in Real Estate Services.” If you’re a homebuyer, a seller, or an industry member, let us know what you think of these proposals. More detail, including the rationale behind each approach, is available in [the discussion paper](#).

What we’re exploring

We’re exploring ways to build confidence in the real estate marketplace through a set of proposals intended to strengthen transparency, fairness, and professionalism.

TRANSPARENCY

- Requiring agents to have a written service agreement with buyers.
- Requiring agents to give their buyer clients a new disclosure highlighting the risks of unconditional offers.
- Adding standard, optional conditions to contracts of purchase and sale to encourage discussion of conditions.
- Requiring sellers’ agents to obtain strata documents at the time of listing a property for sale.
- Requiring disclosure of prices in a bidding war.
- Providing greater transparency to buyers about the number of offers received in a multiple offer situation.

FAIRNESS

- No longer allowing sellers’ agents to earn commission meant for a buyer’s agent when the buyer is unrepresented. In other words, no more ‘double ending’.
- Prohibiting agents buying or selling a property for themselves to be able to earn a commission in the transaction.
- Exploring changes to commission structures that could allow buyers and sellers to compensate their agents based on the difference between the list price and sold price of a property.

PROFESSIONALISM

- Restricting the ability of licensees to modify their core duties to clients.



BCFSA wants to hear from you

Send your feedback on the ideas [here](#). We’re accepting feedback until January 31, 2026.