

# 2026 Brokerage Data Call

Managing Broker Information Session

February 10, 2026

**BCFSA** BC Financial  
Services Authority

Classification: Protected A





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x<sup>w</sup>məθk<sup>w</sup>əy'əm (Musqueam Nation)  
Skwxwú7mesh Úxwumixw  
(Squamish Nation)  
sə'ílwətaʔ (Tsleil-Waututh Nation)

”



# Speakers

**Emily Shaw**  
Manager, Policy

**Anu Sharma**  
Senior Policy  
Analyst

**Chris Heald**  
Manager, Regulatory  
Solutions

# Agenda

1. Introduction
2. Data Workbook
3. IRIS Demo
4. FAQs



# Purpose

Technical briefing on  
the 2026 Brokerage  
Data Call

- Purpose of the 2026 Data Call
- Content of reporting
- How to submit information



# Overview

- BCFSA will be collecting residential real estate and rescission data from trading services brokerages.
- This Data Call builds on previous year's reporting.
- Data Calls are important because they:
  - Support effective oversight;
  - Inform BCFSA about risks consumers may be facing;
  - Assist in evidence-based policy and regulatory decision-making; and
  - Allow BCFSA to assess market practices and impact of policy changes.



# Details

**WHO?** All trading services brokerages

**WHAT?** Data on rescissions in 2025 and residential real estate sales between February 15, 2026 to March 14, 2026

**WHEN?** Data must be submitted by April 17, 2026

**HOW?** Transactions reported via Excel Workbook. Submissions must be made using IRIS.





# Key Changes for 2026

1. Exemption for GVR members from reporting transactions in the Greater Vancouver Region
  - Still required to report rescission data
2. BCFSA will be collecting data on commission:
  - Gross Commission
  - Listing Brokerage Commission
  - Buyers Brokerage Commission



# Timeline







# Data Workbooks



# Workbook overview

## 2026 Real Estate Brokerage Data Call

Practice Resources · Published on 10 December 2025

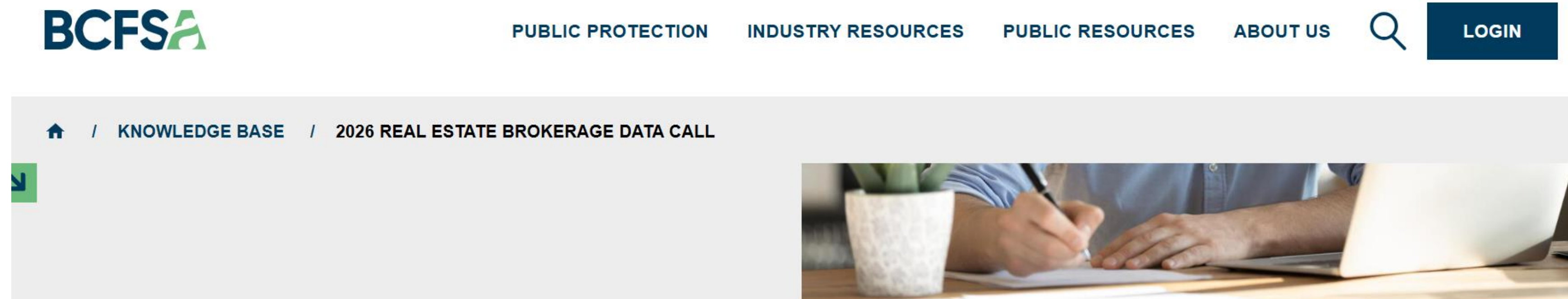
- Workbooks and instructions can be found on [BCFSA's website](#)
  - Can also be accessed via IRIS

**Transactions and rescissions must be recorded in an Excel Workbook**



# Instructions page

[2026 Real Estate Brokerage Data Call Instructions | BCFSA](#)



## Instructions

Detailed instructions for the 2026 data call [are available here.](#)

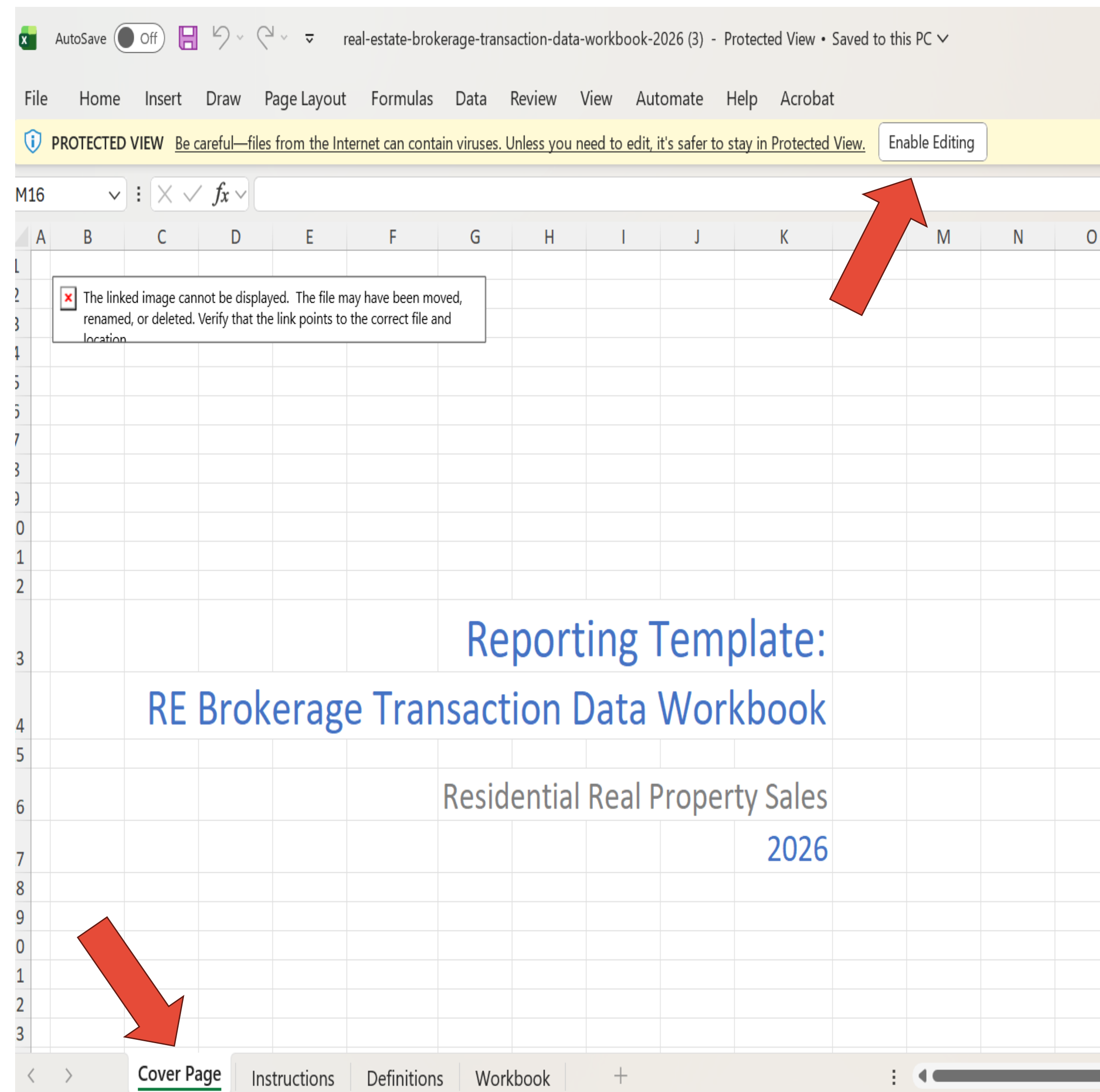
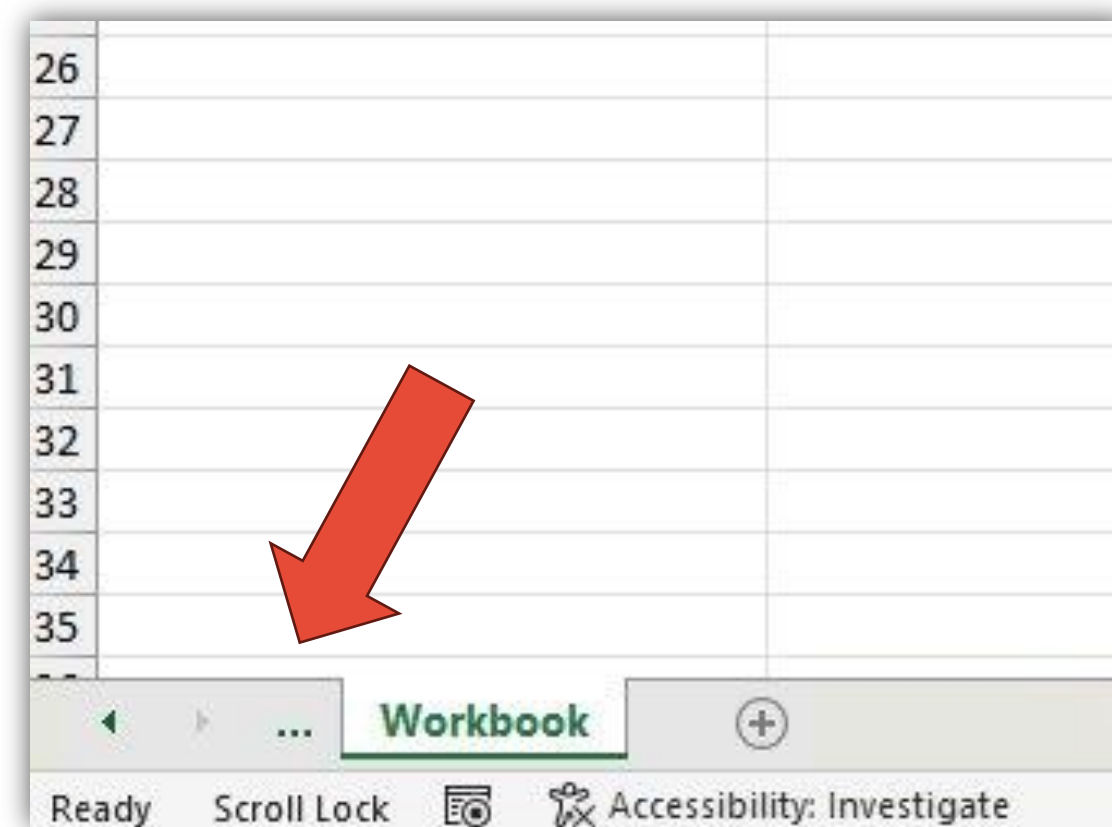
## How to submit the workbooks

A step-by-step guide on how to make a 2026 Data Call submission and how to troubleshoot common errors [↓ is available here.](#)



# Opening the Workbook

- The workbooks contain four tabs.
- The “Instructions” and “Definitions” tabs include additional information about the Data Call process and the data fields.
- If the tabs don’t automatically appear when you open the workbook, click the arrows or “...”





# Completing the Workbook

	A	B	C	D	E	F	G	H	I
	Real_Estate_Board	Property_Identifier	Unit_Number	Street_Address	Municipality	Postal_Code	Listing_Agreement _Date	List_Price_On_Date_Of_ Offer_Acceptance	Date_Of_Offer_Acceptance
1									
2	FVREB	345678	12A	30 25th Ave	Surrey	V01 1V0	2026-01-01	1,100,000.00	2026-02-16
3									
4									
5									
6									
7									
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28									
29									
30									

**Property Real Estate Board**  
Select the name of the local real estate board where the subject property is located from the drop-down menu.  
  
GVR transactions do not need to be reported.  
  
If the subject property's board area is unknown, select "unknown".

Don't forget to scroll right!

Pop-up instructions for each field


Cover Page | Instructions | Definitions | Workbook | +



# Example of data validation

Unit_Number	Street_Address	Municipality	Postal_Code	Listing_Agreement _Date	List_Price_On_Date_Of_ Offer_Acceptance	Date_Of_Offer_Acceptance	Firm_Date	Sal
							2025-01-10	

**Firm Contract Date**  
Provide the date on which the contract of purchase and sale became firm.  
  
Must be between 2026-02-15 and 2026-03-14 in YYYY-MM-DD format.

**Firm Contract Date**  
 Must be between 2026-02-15 and 2026-03-14 in YYYY-MM-DD format.  
  
[Retry](#) [Cancel](#) [Help](#)



# What needs to be reported?

## 1) Real Estate Transactions

### RESIDENTIAL REAL ESTATE TRANSACTIONS WHERE:

1. Your brokerage was the listing brokerage; AND
2. The sale was for a residential property; AND
3. The firm date falls between February 15, 2026 and March 14, 2026.

### DO NOT INCLUDE TRANSACTIONS:

1. Where your brokerage only provided services to the buyer;
2. With firm dates before February 15, 2026 or after March 14, 2026;
3. Of pre-sale units;
4. Involving unrepresented sellers;
5. Of assignments; or
6. Involving commercial or industrial real estate.



# What needs to be reported?

## 2) HBRP Rescissions

### RESCISSIONS OF A CONTRACT FOR THE PURCHASE AND SALE OF RESIDENTIAL PROPERTY WHERE:

1. Your brokerage was the listing brokerage, AND
2. The rescission was issued between January 1, 2025 and December 31, 2025.

### DO NOT INCLUDE RESCISSIONS:

1. Where your brokerage only provided services to the buyer.
2. The rescission occurred in 2024 or in 2026.



# What does residential property include?

## EXISTING AND NEWLY BUILT DWELLINGS INCLUDING:

- Detached houses
- Semi-detached houses (e.g., duplexes)
- Townhouses
- Apartments within a duplex or other multi-unit dwelling
- A residential strata lot (condos)
- Manufactured homes that are affixed to land
- A cooperative interest that includes a right of use or occupation of a dwelling

## DOES NOT INCLUDE:

- Property that is on leasehold land
- Sales of property where the Real Estate Development and Marketing Act applies (presales)
- Commercial or industrial real estate



# Additional Information

- Brokerages must submit workbooks for all branch offices.
- Recommended to complete transaction workbook in real time (as transactions are completed).
- Manual entry (do not copy and paste).
- Pay attention to formatting.
- If you have any questions filling out the Workbook, contact BCFSA's Service Centre:
  - by email: [datacall@bcfsa.ca](mailto:datacall@bcfsa.ca)
  - by telephone: 604-660-3555 or 1-866-206-3030





# IRIS Demonstration



# It begins with an email



For Test B.C. Ltd / Test Brokerage ,

A new service request is ready for you to complete and submit on the BCFSA portal by 2/28/2026 (PST):

**Name:** 2026 Real Estate Brokerage Transaction Data Call

**Id:** SR200647

You can complete this request here: [SR200647](#). Your user name and password will be required for login.

If this is the first time you use IRIS, you will need to sign up for an account and set a password. When signing up, please use the email address on file with BCFSA, [REDACTED]@gmail.com. You will only need to sign up once. Please see the BCFSA website [for instructions on how to sign up](#) and for [more information about IRIS](#).

Thank you,  
BCFSA

**BC Financial Services Authority**

600 - 750 West Pender Street, Vancouver, BC V6C 2T8

Phone: (604) 660-3555 | Toll free: (866) 206-3030

Office Hours: 8:30 a.m. to 4:30 p.m. Monday to Friday except holidays

[info@bcfsa.ca](mailto:info@bcfsa.ca) | [www.bcfssa.ca](http://www.bcfssa.ca)



# The IRIS Portal – Home Screen

Go to your organization dashboard



HOME

NEW SUBMISSION

PAYMENTS

HELP

PORTAL USER ▾

## Home

Welcome to the BCFSA portal. This is where you can see at a glance any submissions to be completed. It also gives you quick access to information about any organizations that you administer.

### Organization Dashboards

Click on an organization name below to view its information and any submissions awaiting approval.

Name↑	Trade Name	Address	Outstanding Submissions
<a href="#">CBA Real Estate Limited / ABC RE (CBA)</a>	ABC RE	1234 Main Street, Townsville, BC V1V 1V1	3

### Personal Dashboard

Submissions initiated by you and scheduled for you by BCFSA are shown in the Personal Submission list.

To view your education history records, go to your [My Profile](#) page.

To initiate a new submission, select 'New Submission' from the menu at the top of the page.

Personal Submissions-

ID ↓	Due Date	Name	Managing Entity	Date Submitted	Status Reason
------	----------	------	-----------------	----------------	---------------

There are no records to display. To start a submission, select "New Submission" from the menu at the top of the page.



# The IRIS Portal – Organization Dashboard

Data calls  
will be here



## Organization Dashboard

The organization profile shows detailed information including your organization's business authorization, administrators, registered subsidiaries/branch offices and licensees or registrants working for your organization.

### Prime Real Estate, Inc. / Your Prime Real Estate Experience

To view more information about your organization, click 'Go to organization profile' below.

Legal Name

Prime Real Estate, Inc.

Trade Name

Your Prime Real Estate Experience

Go to organization profile

### Submissions Pending Brokerage Approval

Search

To review and approve/deny submissions from individuals at your real estate or mortgage brokerage, click on the ID of the record(s) below.

ID ↑	Submitter	Name	Created On	Due Date
There are no records to display.				

### Submissions▼

Search

ID ↓	Name	Filing Period End	Due Date	Date Submitted	Status Reason
SR046027	2025 HBRP Data Call		3/31/2025		Draft
SR046026	2025 Real Estate Brokerage Transaction Data Call		3/31/2025		Draft



# Starting the Data Call

Download the data call template using this link



## 2025 Real Estate Brokerage Transaction Data Call - SR046026

Introduction

Upload File & Process

Validation Status

BC Financial Services Authority is collecting residential sales data from real estate trading services brokerages for the period between February 16, 2025, to March 15, 2025.

The data call is **mandatory** and **all brokerages that are licensed to provide trading services** are required to provide a submission by **March 31, 2025**, even if they do not have any residential sales to report. Failure to respond to the 2025 Data Call may result in the issuance of an administrative penalty to the brokerage.

**How to make a submission**

- Please download the [Brokerage Transaction Data Call 2025 Workbook](#) (Excel format).
- Enter the required transaction information for your brokerage in the template.
- Save the file.
- Attach and submit the completed file on the next page.

Detailed instructions on how to complete the workbook can be found on [BCFSA's website](#) and in the workbook itself. Please read the instructions thoroughly before completing the workbook.

**If you do not have any transactions to report, you do not need to complete a workbook but you must indicate that you have nothing to report on the next page.**

Response to the 2025 Data Call is **mandatory** for all trading services brokerages. [Section 93.1 of the Real Estate Services Rules \("Rules"\)](#) requires licensees to provide records and information pursuant to requests by the Superintendent and in accordance with the requirements specified by the Superintendent. Section 93.1 is a Category A designated contravention pursuant to [section 26 of the Rules](#), and is subject to an administrative penalty of \$1,000 for a first contravention and \$2,000 for any subsequent contravention under [section 27 of the Rules](#).

**Sector**

Real Estate

**Type**

Data Call

**Organization**

Prime Real Estate, Inc. / Your Prime Real

**Due Date**

March 31, 2025

After completing the template, click here to begin

Start



# Submitting – No Transactions

If you have no  
transactions to  
report



## 2026 Real Estate Brokerage Transaction Data Call - SR185330

Introduction ✓

Upload File & Process

Validation Status

**i** Please select the completed template to upload for validation below. Your file will then be validated and checked for any errors. Please note that this can take up to 10 minutes.

You will receive an email notification after the validation is complete:

- If errors are found, you will need to correct the errors in your file, then return to this page and upload the corrected file. Please note that if you still see this message, you may need to wait up to 10 more minutes for this page to display any results.
- If no errors are found, the validation was successful and your service request will be automatically submitted. Your data call submission will then be complete.
- If, after re-submitting, you continue to experience issues, please contact [support@bcfsa.ca](mailto:support@bcfsa.ca) for further assistance.

If you have no information to report, please check the box below.

☒ Check here if you have no transactions to report.

You have indicated that you have no information to report. If this is correct, please click on 'Next', below.

Previous

Next

Submit





# GVR Member Brokerages Submitting – No Transactions

If you have no  
transactions to  
report



## 2026 Real Estate GVR Brokerage Transaction Data Call - SR198754

Introduction ✓

Upload File & Process

Validation Status

**ⓘ** Please select the completed template to upload for validation below. Your file will then be validated and checked for any errors. Please note that this can take up to 10 minutes.

You will receive an email notification after the validation is complete:

- If errors are found, you will need to correct the errors in your file, then return to this page and upload the corrected file. Please note that if you still see this message, you may need to wait up to 10 more minutes for this page to display any results.
- If no errors are found, the validation was successful and your service request will be automatically submitted. Your data call submission will then be complete.
- If, after re-submitting, you continue to experience issues, please contact [support@bcfsa.ca](mailto:support@bcfsa.ca) for further assistance.

If you have no information to report, please check the box below.

☒ Check here if you have no transactions to report or if all of your transactions are in the exempted GVR region. Please indicate in the following dropdown either of the two, depending on your reporting situation.

Select the option that best describes your reporting situation \*

No transactions to report

You have indicated that you have no information to report. If this is correct, please click on 'Next', below.

Previous

Next

Submit



# GVR Member Brokerages Submitting – All Transactions are in Exempted Region

If all of your  
transactions  
are in the  
exempted  
region



## 2026 Real Estate GVR Brokerage Transaction Data Call - SR198754

Introduction ✓Upload File & ProcessValidation Status

**i** Please select the completed template to upload for validation below. Your file will then be validated and checked for any errors. Please note that this can take up to 10 minutes.

You will receive an email notification after the validation is complete:

- If errors are found, you will need to correct the errors in your file, then return to this page and upload the corrected file. Please note that if you still see this message, you may need to wait up to 10 more minutes for this page to display any results.
- If no errors are found, the validation was successful and your service request will be automatically submitted. Your data call submission will then be complete.
- If, after re-submitting, you continue to experience issues, please contact [support@bcfsa.ca](mailto:support@bcfsa.ca) for further assistance.

If you have no information to report, please check the box below.

☒ Check here if you have no transactions to report or if all of your transactions are in the exempted GVR region. Please indicate in the following dropdown either of the two, depending on your reporting situation.

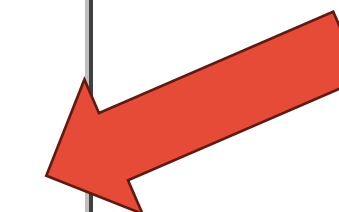
Select the option that best describes your reporting situation \*

All of my transactions are in the exempted region

You have indicated that all of your transactions are in the exempted region. If this is correct, please click on 'Next', below

PreviousNext

Submit









# Submitting the Completed Template

## 2026 Real Estate GVR Brokerage Transaction Data Call - SR198754

Introduction ✓ Upload File & Process Validation Status

**i** Please select the completed template to upload for validation below. Your file will then be validated and checked for any errors. Please note that this can take up to 10 minutes.

You will receive an email notification after the validation is complete:

- If errors are found, you will need to correct the errors in your file, then return to this page and upload the corrected file. Please note that if you still see this message, you may need to wait up to 10 more minutes for this page to display any results.
- If no errors are found, the validation was successful and your service request will be automatically submitted. Your data call submission will then be complete.
- If, after re-submitting, you continue to experience issues, please contact [support@bcfsa.ca](mailto:support@bcfsa.ca) for further assistance.

If you have no information to report, please check the box below.

☐ Check here if you have no transactions to report or if all of your transactions are in the exempted GVR region. Please indicate in the following dropdown either of the two, depending on your reporting situation.

Select your  
completed  
template



Choose File No file chosen

Previous

BCFSA



# Submitting the Completed Template

## 2026 HBRP Data Call - SR198907

Introduction ✓

Upload File & Process

Validation Status

**i** Please select the completed template to upload for validation below. Your file will then be validated and checked for any errors. Please note that this can take up to 10 minutes.

You will receive an email notification after the validation is complete:

- If errors are found, you will need to correct the errors in your file, then return to this page and upload the corrected file. Please note that if you still see this message, you may need to wait up to 10 more minutes for this page to display any results.
- If no errors are found, the validation was successful and your service request will be automatically submitted. Your data call submission will then be complete.
- If, after re-submitting, you continue to experience issues, please contact [support@bcfsa.ca](mailto:support@bcfsa.ca) for further assistance.

If you have no information to report, please check the box below.

☐ Check here if you have no transactions to report.

Choose File

HBRP Data Wo...ok - 2026.xlsx

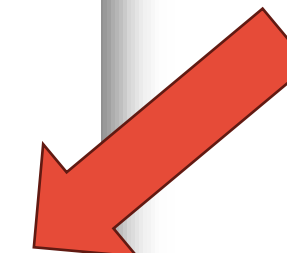
Previous

Next

Completed  
template  
selected



Submit your  
data for  
validation





# Validation

The screenshot shows the BCFS A Brokerage Data portal. A modal titled "Processing file..." is displayed in the center. The modal contains the following text: "Your file is being validated and checked for any errors. This can take up to 10 minutes. You can safely leave this page at any time. You will receive an email notification after the validation is complete:". Below this text is a bulleted list: "• If errors are found, you will need to correct the errors in your file, then return to this page and upload the corrected file. Please note that if you still see this message, you may need to wait up to 10 more minutes for this page to display any results." and "• If no errors are found, the validation was successful and your service request will be automatically submitted. Your data call submission will then be complete." At the bottom right of the modal is an "Ok" button. A red arrow points from the right side of the modal towards the background content. The background content includes the BCFS A logo, a navigation bar with "HELP" and "PORTAL USER", a breadcrumb trail "Introduction ✓ Upload File & P", and a section titled "Data Call Status" with the text "Extraction in progress".

**BCFS A**

HELP PORTAL USER ▾

## Brokerage Data

Introduction ✓ Upload File & P

**i** Your file is being validated and checked for any errors. This can take up to 10 minutes. You can safely leave this page at any time. You will receive an email notification after the validation is complete:

- If errors are found, you will need to correct the errors in your file, then return to this page and upload the corrected file. Please note that if you still see this message, you may need to wait up to 10 more minutes for this page to display any results.
- If no errors are found, the validation was successful and your service request will be automatically submitted. Your data call submission will then be complete.

Ok

**Data Call Status**

Extraction in progress



# Wait for the Validation Results Email – Errors Found



Dear [REDACTED],

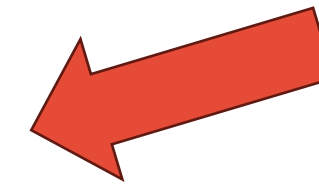
Please review the validation results for the file submitted for:

**Account:** Prime Real Estate, Inc. / Your Prime Real Estate Experience

**Name:** 2025 HBRP Data Call

**Id:** SR046027

The validation process for your data call submission detected errors or warnings.



Please go to the [BCFSA IRIS portal to review the results](#) and upload the corrected data call file.

Thank you,

BCFSA

**BC Financial Services Authority**

600-750 West Pender Street, Vancouver, BC V6C 2T8

Phone: 604 660 3555 | Toll-free: 1 866 206 3030

Office Hours: weekdays 8:30am to 4:30pm

[bcfsa@bcfsa.ca](mailto:bcfsa@bcfsa.ca) | [www.bcfssa.ca](http://www.bcfssa.ca)

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# Validation Results – Review and Correct Errors

Review the error messages.  
Correct any errors in the template, save, and re-submit.



## Call - SR079192

Introduction ✓ Upload File & Process ✓ Validation Status

**i** Your file is being validated and checked for any errors. This can take up to 10 minutes. You can safely leave this page at any time. You will receive an email notification after the validation is complete:

- If errors are found, you will need to correct the errors in your file, then return to this page and upload the corrected file. Please note that if you still see this message, you may need to wait up to 10 more minutes for this page to display any results.
- If no errors are found, the validation was successful and your service request will be automatically submitted. Your data call submission will then be complete.

**Data Call Status**  
Review Errors/Warnings

**Status Message**  
Errors were found during validation. Please correct the errors listed below, and then click on 'Previous' to submit your corrected file.

**Errors and Warnings**

Severity	Rule #	Warning/Error Message
error	Row No: 1	Validation Error: You have entered an invalid Real Estate Board. Please select one of the following: UNKNOWN, AIR, BCNREB, CADREB, FVREB, PRSCREB, GVR, VIREB, VREB
error	Row No: 1	Validation Error: The Date of Offer Acceptance provided is not in the correct format: YYYY-MM-DD (e.g. 2025-03-20). Please modify this date and resubmit the workbook.
error	Row No: 3	Validation Error: The Firm Date cannot be empty. Please provide a Firm Date and resubmit the workbook.
error	Row No: 5	Validation Error: The Sale Price must be a number greater than 0. Please input the requested data and resubmit the workbook.

Showing 1 to 4 of 4 entries

Previous

Submit the corrected file





# Completed Filing – Success



Dear [REDACTED],

You are receiving this email because you or another administrator for Prime Real Estate, Inc. / Your Prime Real Estate Experience provided a submission to BCFSA.

This is a confirmation that your submission [SR046027](#), 2025 HBRP Data Call, was successfully received on 1/31/2025 (PST). Please note that while you can review your submission, it can no longer be changed. You will be notified of status changes and updates as appropriate.

Thank you,

BCFSA

**BC Financial Services Authority**

600-750 West Pender Street, Vancouver, BC V6C 2T8

Phone: 604 660 3555 | Toll-free: 1 866 206 3030

Office Hours: weekdays 8:30am to 4:30pm

[bcsa@bcfsa.ca](mailto:bcsa@bcfsa.ca) | [www.bcfsa.ca](http://www.bcfsa.ca)

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# Completed Filing – Success

## CBA Real Estate Limited / ABC RE (CBA)

To view more information about your organization, click 'Go to organization profile' below.

Legal Name	CBA Real Estate Limited
Trade Name	ABC RE
Branch Name	CBA

Go to organization profile

## Submissions Pending Brokerage Approval

Search

To review and approve/deny submissions from individuals at your real estate or mortgage brokerage, click on the ID of the record(s) below.

ID ↑	Submitter	Name	Created On	Due Date
<a href="#">SR017817</a>	Licensee, A.	Application for Licence Renewal: Individual	1/12/2024 1:19 AM	

## Submissions-

Search

ID ↓	Name	Filing Period End	Due Date	Date Submitted	Status Reason
<a href="#">SR046029</a>	2025 Real Estate Brokerage Transaction Data Call		3/31/2025		Draft
<a href="#">SR046027</a>	2025 HBRP Data Call		3/31/2025	1/31/2025 3:42 PM	Filed

All done!

BCFSA



# Completed Filing – Success

BCFSA

HOME

NEW SUBMISSION

PAYMENTS

HELP

PORTAL USER ▾

< BACK

2025 HBRP Data Call - SR046027

ID

SR046027

Submitted By

Tse, Brenda

Submitted Date

1/31/2025 3:42 PM

Submitted For

Prime Real Estate, Inc. / Your Prime Real Estate Experience

General

Sector

Real Estate

Type

Data Call

☐ Check here if you have no transactions to report.

Due Date

3/31/2025

Status Reason

Filed

< BACK

BACK TO TOP

BCFSA



# FAQs



**Q: Why are you conducting  
a Data Call?**



**A:** BCFSA requires industry data to support its effective and proactive oversight of the real estate services sector.

Data assists BCFSA in fulfilling its mandate by:

- identifying risks consumers may be facing
- assisting in evidence-based policy and oversight
- assessing market practices and the impact of policy changes

**Q: What data is being  
collected through this  
year's Data Call?**



**A:** Just like last year, BCFSA is collecting two types of information through the 2026 data call:

- Residential real estate sales data
- HBRP rescission data

**Q: Who needs to respond to the Data Call?**



**A:** Participation in the 2026 Data Call is mandatory for all brokerages licensed to provide trading services.

In all cases, trading services brokerages must respond to both IRIS service requests. This includes brokerages with no transactions or rescissions to report as well as brokerages whose transactions are exempt under the GVR information sharing partnership.

**Q: Which residential real estate sales do I need to report?**



## **A: Report transactions that meet ALL the following criteria:**

- Your brokerage was the listing brokerage; AND
- The sale was for a residential property\*; AND
- The firm date falls between February 15, 2026 to March 14, 2026

## **Do not report transactions:**

- Where your brokerage only provided services to the buyer;
- With firm dates before February 15, 2026 or after March 14, 2026;
- Of pre-sale units subject to disclosures under the Real Estate Development Marketing Act;
- Involving unrepresented sellers;
- Of assignments of the contract of purchase and sale, regardless of whether you represented the assignor or the assignee;
- Involving commercial or industrial real estate (e.g., sales involving primarily commercial or industrial properties).

\*Exception: Brokerages that are members of the GVR Board are exempt from reporting transactions within the GVR Board region.

**Q: What does “residential property” include?**



**A:** For the purpose of the Data Call, residential property refers to existing and newly built dwellings, including :

- Detached houses;
- Semi-detached houses (e.g., duplexes);
- Townhouses;
- Apartments within a duplex or other multi-unit dwelling;
- A residential strata lot (condos);
- Manufactured homes that are affixed to land; and
- A cooperative interest that includes a right of use or occupation of a dwelling.

This does not include property that is on leasehold land, leasehold interests, or the sale of property where s. 21 of the *Real Estate Development and Marketing Act* applies (presales).

**Q: What does “firm date” mean?**



**A:** For a subject-free or unconditional offer, the firm date is the date that the rescission period expired.

For a conditional offer, the firm date would be the date when the buyer (and/or seller) removed all subjects and the rescission period has passed.

The firm date must be between February 15, 2026 and March 14, 2026.

**Q: Why are GVR members  
exempt from submitting  
residential real estate  
transaction data this year?**



**A:** Brokerages that are members of the Greater Vancouver Realtors (GVR Board) and their managing brokers are exempt from reporting residential real estate transaction data for transactions involving property located within the geographical area served by the GVR Board. (Note: GVR member brokerages still need to respond to the IRIS service request.)

This exemption is in place because of an information-sharing partnership between BCFSA and GVR. Through this partnership, BCFSA receives direct access to residential real estate transaction data occurring within the GVR area.

**Q: What is the GVR Board area?**



**A:** The GVR Board area includes:

- City of Burnaby
- City of Coquitlam
- City of Maple Ridge
- The Corporation of the City of New Westminster
- The Corporation of the City of North Vancouver
- The Corporation of the District of North Vancouver
- City of Pitt Meadows
- The Corporation of the City of Port Coquitlam
- City of Port Moody
- City of Richmond
- The City of Delta
- District of Squamish
- Sunshine Coast Regional District
- City of Vancouver
- The Corporation of the District of West Vancouver
- Resort Municipality of Whistler

If you are still unsure, you can search the GVR area map found on GVR's website: [GVR Area map](#).

**Q: As a GVR member  
brokerage, how do I know  
what real estate transactions  
I need to report in light of the  
information sharing  
agreement?**



**A: For GVR member brokerages:**

- If all your transactions in the reporting period are in the GVR Board area, you must respond to the IRIS service request by selecting "all of my transactions are in the exempted region".
- If you have transactions within the reporting period that are outside of the GVR Board area, you must respond to the IRIS service request by submitting these transactions in workbook in IRIS.
- If you have no transactions to report during the reporting period, you must respond to the IRIS service request by selecting "no transactions to report".

**Q: Are GVR members  
exempt from providing  
rescission data too?**



**A:** No. All brokerages (regardless of being members of the GVR Board) and their managing brokers are still required to report data on the use of the HB RP for the 2025 calendar year.

If the brokerage does not have any relevant information to provide, the brokerage/managing broker(s) must make a NIL submission reporting no rescissions in the IRIS portal per the detailed instructions.

**Q: Why is GVR the only board with an Information Sharing Agreement (ISA) with BCFSA?  
Is there an opportunity for other boards to enter into an ISA in the future?**



**A:** BCFSA has been exploring opportunities to gain direct access to real estate boards' data for some time. GVR approached BCFSA with a proposal for an Information Sharing Agreement which led to the agreement currently in place.

While GVR is the first board to participate, BCFSA remains interested in exploring agreements with other boards. BCFSA will continue to actively engage with other boards and with the British Columbia Real Estate Association to explore opportunities for similar agreements in the future.

**Q: What data will BCFSA  
get access to as part of this  
agreement?**



**A:** BCFSA will receive residential real estate transaction data for all properties listed and sold within the GVR Board area.

This includes many of the same fields collected in previous data calls, such as property type, sale price, and transaction dates as well as commission information.

**Q: Are you receiving the same data fields from GVR, compared to what's being reported by brokerages through the data call?**



**A:** While a lot of the information gathered from GVR will be the same as the data call, there are some differences.

The data from GVR will not include offer data (total number of offers received and highest declined offer price), offer conditions, property disclosure statement, and listing brokerage and gross brokerage commission.

**Q: How will BCFSA benefit from this agreement and access to this data?**



**A:** Direct access to GVR transaction data allows BCFSA to:

- Gain timely, comprehensive access to residential real estate transaction data within the GVR Board area.
- Strengthen compliance and enforcement activities including understanding transaction volumes and business practices to support audits and investigations.
- Enhance policy development by enabling BCFSA to monitor rule changes, identify emerging trends, and assess consumer risks in real time.

**Q: How can I access the workbook?**



**A:** You can either download the Workbooks from our website or directly from the service requests in IRIS.

Remember: There are two workbooks:

- Residential real estate sales data
- HBRP rescission data

**Q: Do I need to report transactions for branch offices?**



**A:** Managing brokers of brokerages are responsible for submitting transaction information for all corresponding branch offices which must be included with the brokerage head office data in a single submitted workbook.

**Q: Can I submit multiple workbooks for the same service request (e.g., a workbook for each branch office)?**



**A:** No. If you are a managing broker responsible for reporting transactions for multiple brokerages (including any branch offices), you must report all transactions in one consolidated workbook.

**Q: What do I need to do if I have no transactions or no rescissions to report?**

**A:** You must respond to both service requests in IRIS.

If you have no transactions or rescissions to report, you must still complete a NIL submission in the IRIS portal, following the detailed instructions available on BCFSA's website.



**Q: When are submissions due?**

**A:** Your submissions or NIL response(s) are due on or before April 17, 2026.

BCFSA will be following this deadline closely and will not accommodate late submissions.

**Q: What will happen if I don't respond to one or both service requests?**



**A:** Brokerages' participation in the 2026 Data Call is mandatory, and non-compliance may result in an administrative penalty or other enforcement action.

**Q: There was a mistake in my submission. Can I resubmit my workbook?**

**A:** Yes. Please contact [support@bcfesa.ca](mailto:support@bcfesa.ca) for assistance with any changes to a filed submission.



**Q: What do I do if I have  
questions about the 2026  
Data Call?**

**A:** If you have questions or require assistance with the 2026 Data Call, please contact BCFSA's Service Centre:

By email: [datacall@bcfsa.ca](mailto:datacall@bcfsa.ca)

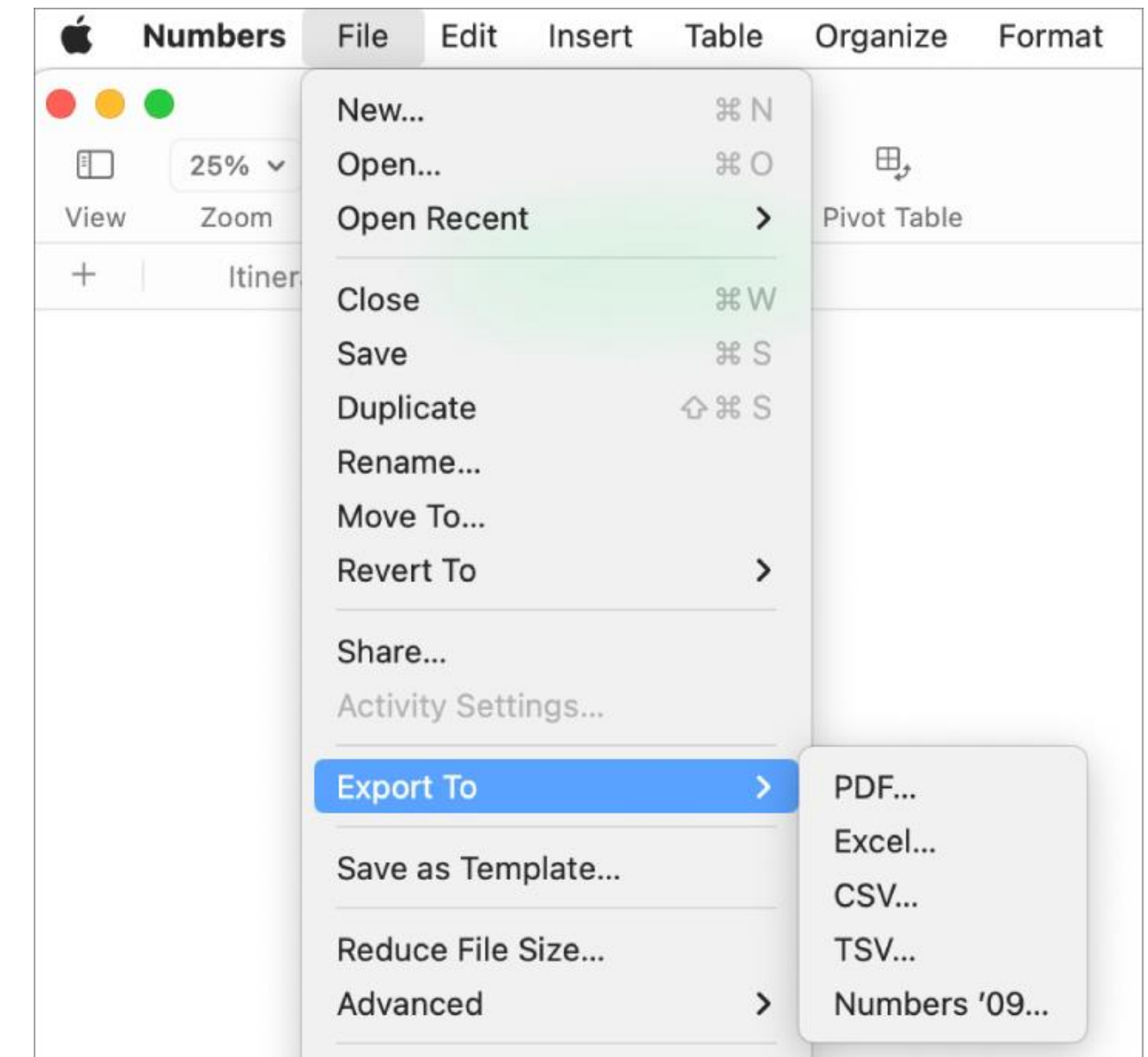
By phone: 604-660-3555 or toll-free 1-866-206-3030

**Q: Is the Data Call compatible with Apple/Mac/Google Chromebook?**



**A:** Only submissions in Excel format will pass validation.

When saving the workbook, Apple/Mac/Google Chromebook users must save the Numbers file in **.xlsx** format.



# Ongoing Communication and Support

**BCFSA Website**

**Brokers Brief**

**Real Estate  
Bulletin**

**Practice  
Standards  
Advisors**

Thank  
you.