



Real estate roundtable meeting summary of key themes

On June 2, 2026, BCFSA was joined by representatives from across the real estate services segment for its third annual Real Estate Roundtable. Roundtables help inform BCFSA's regulatory initiatives with industry perspectives and promote meaningful two-way engagement between BCFSA and the segments it regulates.

The participants discussed current and emerging issues in real estate services, including the risks and opportunities brought by AI and other transformative technologies, pressures facing managing brokers, as well as the need to improve licensee and consumer education. The roundtable included two concurrent break-out discussions by service category:

- A trading services group, which discussed operational pressures on managing brokers, challenges with complex transactions, including transactions with long closing dates (such as pre-sales), the effectiveness and clarity of disclosure requirements for consumers, and the need for clearer minimum standards or expectations supporting effective brokerage management; and
- A rental property and strata management services group, which discussed the risks of AI use by licensees and clients, areas to update in the regulatory framework to meet today's business practices, and workforce capacity challenges.

Some of the key themes of the conversation included:

- Aligning licensee educational requirements and making available the opportunity to specialize in subject-matter areas that meet the increasing complexities of transactions;
- Rethinking brokerage governance and accountability for the business models of today, including assessing how liability is apportioned;
- Exploring how to foster a culture of accountability so misconduct is reported accordingly; and
- Managing cybersecurity risks, trust account vulnerabilities, and general technology-related risks as AI use becomes more common in real estate transactions.

About the Roundtable

Roundtable member terms are for two years. BCFSA thanks the roundtable participants for their thoughtful contributions and valuable perspectives shared during the discussion. What we heard through this discussion will help inform our ongoing work and shape future engagement and policy considerations. The insights gathered through this session will help inform BCFSA's ongoing work and future engagement and policy considerations.

BCFSA is committed to demonstrating how input gathered through engagement activities contributes to meaningful outcomes and intends to invite applications for future opportunities ahead of the next roundtable.

A complete list of roundtable members is available here: <https://www.bcfesa.ca/about-us/who-we-are/stakeholder-engagement/advisory-groups#meeting-summaries>