

Ready to List your Home?

A few things to know

Real Property Report (RPR)

If you are selling a home on its own Land you will need to get your Real Property Report and have it updated by the city. If you cannot find your RPR you can try and get it from the lawyer you used when you first purchased your home.

What is a Real Property Report?

A Real Property Report (RPR) is a legal document prepared by an Alberta Land Surveyor that clearly illustrates the boundaries of a property and the location of improvements (structures), such as buildings, garages, sheds and fences, relative to property boundaries. An RPR with a stamp of municipal compliance is critical protection for all parties in a real estate transaction.

What does Municipal Compliance mean?

A Certificate of Compliance is written confirmation from the City of Grande Prairie that development on a property meets the regulations of the Land Use Bylaw (LUB).

Where do I get my RPR with Municipal Compliance?

The City of Grande Prairie office.

Address: 10205 98 St, Grande Prairie, AB T8V 2E7

Phone:(780) 538-0300

What if you do not have an RPR?

If you cannot find your RPR you can try and get it from the lawyer you used when you first purchased your home otherwise title insurance will be needed in lieu of the RPR

What is title insurance?

Title Insurance in Alberta “guarantees” that improvements on the property comply with zoning bylaws and that there are no encroachments either from other properties or onto other properties. Title insurance doesn’t magically make problems go away. But, if bylaws have been broken or encroachments exist, title insurance (with some restrictions) will pay the cost of obtaining compliance or removing encroachments.

Permits

If you have developed or built anything after you purchased the Property you will need to have permits. For example if you built a deck, developed the basement, added a shed or have suited a basement.

House Security?

If you have any type of cameras in your property while showings are being conducted you will need to let your realtor know.