

This table of concordance is intended to assist users to compare the section numbers of the Real Estate Services Rules (the “Current Rules”) which became effective on August 1, 2021 against the section numbers of the rules prior to August 1, 2021. The left-hand column shows the section numbers of the former rules, and the center column shows the corresponding re-numbered section of the Current Rules. The right-hand column shows the new titles, in cases where the title of a section has changed. There are no changes to the conduct requirements for real estate licensees.

Part 1 – General

PREVIOUS SECTION	NEW SECTION	NEW TITLE
1-1	1	Definitions

Part 2 – Licensing

PREVIOUS SECTION	NEW SECTION	NEW TITLE
Division 1 – Licence Categories		
2-1	2	Licence categories
Division 2 – Brokerage Relationships and Offices		
2-2	3	Brokerage must have a managing broker - exception
2-2(1)	3(1)	
2-2(2)	3(2)	
2-2(3)	3(3)	
2-3	4	Managing broker may be licensed in relation to a maximum of 4 affiliated brokerages
2-3(1)	4(1)	
2-3(2)	4(2)	
2-3(3)	4(3)	
2-4	5	Related licensees of brokerages with branch offices
2-4(1)	5(1)	
2-4(2)	5(2)	
2-4(3)	--	<i>Repealed</i>
2-4(4)	--	<i>Repealed</i>
2-5	6	Residential brokerage offices
2-5(1)	6(1)	
2-5(2)	6(2)	
2-5(3)	6(3)	
Division 3 – Qualification Requirements		
2-6	--	<i>Repealed</i>
2-6.1	7	English language proficiency requirement
2-6.1(1)	7(1)	
2-6.1(2)	7(2)	
2-7	8	Educational requirements
2-7(1)	8(1)	
2-7(2)(a)	8(2)	
2-7(2)(b)	8(3)	

PREVIOUS SECTION	NEW SECTION	NEW TITLE
2-7(3)	8(4)	
2-8	9	Educational requirements for new licensees
2-8(1)	9(1)	
2-8(2)	9(2)	
2-8(3)	9(3)	
2-8(4)	9(4)	
2-8.1	--	<i>Repealed</i>
2-9	10	Education re-qualification for reinstatement
2-9(1)	10(1)	
2-9(2)	10(2)	
2-9(3)	10(3)	
2-10	11	Experience qualifications for managing brokers and associate brokers
2-10(1)	11(1)	
2-10(2)	11(2)	
2-10(3)	11(3)	
2-10(4)	11(4)	
2-11	12	Financial qualification for brokerages
Division 4 – Licences		
2-12	13	Licence certificates
2-12(1)	13(1)	
2-12(2)	13(2)	
2-13	14	Term of licence
2-13(1)	14(1)	
2-13(2)	14(2)	
2-14	15	Partnership brokerage licence is specific to partnership
2-14(1)	15(1)	
2-14(2)	15(2)	
2-15	16	Temporary licences for executors, administrators and committees of estate
2-15(1)	16(1) 16(2)	<i>Former section 2-15 (1) has been divided into two subsections</i>
2-15(2)	16(3)	
2-15(3)	16(4)	
2-16	17	Voluntary surrender
	17(1) 17(2)	<i>Former section 2-16 has been divided into two subsections.</i>
Division 5 – Communications with Superintendent		
2-17	18	Mailing address for delivery
2-17(1)	18(1)	
2-17(2)	18(2)	
2-18	19	Effective delivery to licensees
2-18.1	20	Email address for licensees

PREVIOUS SECTION	NEW SECTION	NEW TITLE
2-19	21	Licensee must reply promptly to superintendent
2-19(1)	21(1)	
2-19(2)	21(2)	
2-20	22	Brokerage must give immediate notice respecting insolvency
2-21	23	Licensee must give notice of discipline, bankruptcy or criminal proceedings
2-21(1)	23(1)	
2-12(2)	23(2)	
2-12(3)	23(3)	
2-12(4)	23(4)	
2-22	24	Brokerage must give notice of business changes
2-22(1)	24(1)	
2-22(2)	24(2)	
2-22.1	25	Personal real estate corporation must give notice of business changes
Division 6 – Discipline and Other Enforcement		
2-23	26	Administrative penalties
2-23(1)	26(1)	
2-23(2)	26(2)	<i>Content of 26(2)(a)(ii) has been updated to reflect repeal of former section 2-8.1 and remaining provisions within this subsection have been renumbered. Content of 26(2)(d)(vii) has been updated to reflect new title of section 36</i>
2-24	27	Amount of administrative penalty
2-24(1)	27(1)	
2-24(2)	27(2)	
2-24(3)	27(3)	
2-24(4)	27(4)	

Part 3 – General Responsibilities of Licensees

PREVIOUS SECTION	NEW SECTION	NEW TITLE
3-1	28	Managing broker responsibilities
3-1(1)	28(1)	
3-1(2)	28(2)	
3-1(3)	28(3) 28(4)	<i>Former section 3-1 (3) has been divided into two sections.</i>
3-1(4)	28(5)	
3-1(5)	28(6)	
3-2	29	Associate broker and representative responsibilities
3-2(1)	29(1)	
3-2(2)	29(2)	
3-2(3)	29(3)	
3-2(4)	29(4)	
3-2(5)	29(5)	

PREVIOUS SECTION	NEW SECTION	NEW TITLE
3-3	30	Duties to clients
3-3.1	31	Modification of duties
3-3.1(1)	31(1)	
3-3.1(2)	31(2)	
3-3.1(3)	31(3)	
3-3.1(4)	31(4)	
3-3.2	32	Designated agency
3-3(1)	---	<i>Previously repealed section has been removed</i>
3-3(2)	32(1)	
3-3(3)	32(2)	
3-3(4)	32(3)	
3-3(5)	32(4)	
3-4	33	Duty to act honestly
3-5	34	Duty to act with reasonable care and skill

Part 4 – Business Practices

PREVIOUS SECTION	NEW SECTION	NEW TITLE
Division 1 - General		
4-1	35	Display and keeping of licenses
4-2	36	Business signs required
4-3	37	Restrictions relating to home and other personal offices
4-3(1)	37(1)	
4-3(2)	37(2)	
Division 2 – Licensee Names		
4-4	38	Licensee names
4-4(1)	38(1)	
4-4(2)	38(2)	
4-4(3)	38(3)	
4-5	39	Licensee names must be indicated
4-5(1)	39(1)	
4-5(2)	39(2)	
Division 3 - Advertising		
4-6	40	Restrictions and requirements
4-6(1)	40(1)	
4-6(2)	40(2)	
4-6(3)	40(3)	
4-6(4)	40(4)	
4-6(5)	40(5)	
4-7	41	False or misleading advertising prohibited

PREVIOUS SECTION	NEW SECTION	NEW TITLE
4-8	42	Advertising in relation to specific real estate

Part 5- Relationships with Principals and Parties

PREVIOUS SECTION	NEW SECTION	NEW TITLE
Division 1 – Contractual Matters		
5-1	43	Written service agreements required in some cases
5-1(1)	43(1)	
5-1(2)	43(2)	
5-1(3)	43(3)	
5-1(4)	43(4)	
5-1(5)	43(5)	
5-1(5.1)	43(6)	
5-1(6)	43(7)	
5-1(7)	43(8)	
5-2	44	Delivery of written agreements to clients
5-3	45	Signing agreements on behalf of clients
5-3(1)	45(1)	
5-3(2)	45(2)	
5-3.1	46	Presentation of offers
5-4	47	Acceptance of offer
5-5	48	Inducing breach of contract prohibited
5-6	49	Representations as to sale, resale, purchase, etc.
5-6(1)	49(1)	
5-6(2)	49(2)	
5-6.1	50	Representations as to service agreements
5-6.1(1)	50(1)	
5-6.1(2)	50(2)	
5-6.1(3)	50(3)	
Division 2 - Disclosures		
5-7	51	Definitions
5-8	52	Disclosures under this Division
5-8(1)	52(2)	
5-8(1.1)	52(2)	
5-8(2)	52(3)	
5-9	53	Disclosure of interest in trade
5-9(1)	53(1)	
5-9(2)	--	<i>Repealed</i>
5-9(2.1)	53(2)	

PREVIOUS SECTION	NEW SECTION	NEW TITLE
5-9(3)	53(3)	
5-9(4)	53(4)	
5-9(5)	53(5)	
5-9(6)	53(6)	
5-9(7)	53(7)	
5-10	54	Disclosure of representation in trading services
5-10(1)	54(1)	
5-10(2)	54(2)	
5-10(3)	54(3)	
5-10.1	55	Disclosure of risks to unrepresented parties
5-11	56	Disclosure of remuneration
5-11(1)	56(1)	
5-11(2)	56(2)	
5-11(3)	56(3)	
5-11.1	57	Disclosure to sellers of expected remuneration
5-11.1(1)	57(1)	
5-11.1(2)	57(2)	
5-11.1(3)	57(3)	
5-12	58	Benefits in relation to rental property management services and strata management services
	58(1) 58(2)	<i>Former section 5-12 has been divided into two subsections.</i>
5-13	59	Disclosure of latent defects
5-13(1)	59(1)	
5-13(2)	59(2)	
5-13(3)	59(3)	
5-13(4)	59(4)	
Division 3 – Commissions and Other Remuneration		
5-14	60	Remuneration restriction in relation to trades in real estate
5-14(1)	60(1)	
5-14(2)	60(2)	
5-15	61	When licensee remuneration may be paid out of trust account
5-15(1)	61(1)	
5-15(2)	61(2)	
5-15(3)	61(3)	
5-15(4)	61(4)	
5-15.1	62	Some remuneration not required to be paid into brokerage trust account
5-15.1(1)	62(1)	
5-15.1(2)	62(2)	
Division 4 – Dual agency		
5-16	63	Restriction on dual agency in trading services

PREVIOUS SECTION	NEW SECTION	NEW TITLE
5-16(1)	63(1)	
5-16(2)	63(2)	
5-17	64	Dual agency in under-served remote location
5-17(1)	64(1)	
5-17(2)	64(2)	
5-17(3)	64(3)	
5-18	65	Addressing conflicts of interest when acting for multiple clients
5-18(1)	65(1)	
5-18(2)	65(2)	
5-18(3)	65(3)	

Part 6 – Dealing with Other Licensees and Unlicensed Persons

PREVIOUS SECTION	NEW SECTION	NEW TITLE
6-1	66	Payment to unlicensed persons prohibited
6-1(1)	66(1)	
6-1(2)	66(2)	
6-2	67	Acting for unlicensed persons prohibited

Part 7 – Brokerage Accounts and Financial Requirements

PREVIOUS SECTION	NEW SECTION	NEW TITLE
7-1	68	Agreement to pay other than into brokerage trust account
7-1.1	69	Use of holding brokerage trust account
7-1.1(1)	69(1)	
7-1.1(2)	69(2)	
7-2	70	Commission trust accounts
7-3	71	Requirement to notify savings institution of pooled trust accounts
7-4	72	Other trust account requirements
7-4(1)	72(1)	
7-4(2)	72(2)	
7-4(3)	72(3)	
7-5	73	Negative balances in trust accounts and trust records
7-5(1)	73(1)	
7-5(2)	73(2)	
7-5(3)	73(3)	
7-6	74	Superintendent review of accounts and other records
7-6(1)	74(1)	
7-6(2)	74(2)	

PREVIOUS SECTION	NEW SECTION	NEW TITLE
7-6(3)	74(3)	
7-7	75	Annual financial statements, accountant's report and brokerage activity report
7-7(1)	75(1)	
7-7(2)	75(2)	
7-7(2.1)	75(3)	
7-7(3)	75(4)	<i>Former subsections (3) (a) and (b) have been eliminated with existing requirements incorporated into the revised text of new subsection (4)</i>
7-7(4)	75(5)	
7-7(5)	75(6)	
7-7(6)	75(7)	
7-7(7)	75(8)	
7-8	76	Requirement to ensure solvency and cover negative balances
7-8(1)	76(1)	
7-8(2)	76(2)	
7-8(3)	---	<i>Repealed</i>
7-9	77	Additional rules for strata management trust accounts and investments
7-9(1)	77(1)	
7-9(2)	77(2)	
7-9(2.1)	77(3)	
7-9(3)	77(4)	
7-9(4)	77(5)	
7-9(5)	77(6)	
7-9(6)	77(7)	<i>Subsection (7) (d) has been amended to include a partner Subsection (7) (e) (ii) has been updated to reflect the Charters Professional Accountants Act</i>
7-9(7)	77(8)	
7-9(8)	77(9)	
7-9(9)	77(10)	
7-9(10)	77(11)	
7-9.1	78	Blended payments in strata corporations with sections
7-9.1(1)	78(1)	
7-9.1(2)	78(2)	
7-9.1(3)	78(3)	
7-9.2	--	<i>Repealed</i>

Part 8 – Brokerage Records

PREVIOUS SECTION	NEW SECTION	NEW TITLE
Division 1 – Financial Records		
8-1	79	Financial records
8-1(1)	79(1)	

PREVIOUS SECTION	NEW SECTION	NEW TITLE
8-1(1)	79(2)	
8-2	80	Trust account and general account records
8-3	81	Pooled trust account records
8-3.1	82	Preparation of records after termination
Division 2 – Other Records		
8-4	83	General records
8-4(1)	83(1)	
8-4(2)	83(2)	
8-5	84	Trading records
8-5(1)	84(1)	
8-5(2)	84(2)	
8-5.1	85	Records related to referral fees received by a licensee
8-5.1(1)	85(1)	
8-5.1(2)	85(2)	
8-5.1(3)	85(3)	
8-5.2	86	Records related to referral fees paid
8-5.2(1)	86(1)	
8-5.2(2)	86(2)	
8-5.2(3)	86(3)	
8-6	87	Rental property management records
8-6(1)	87(1)	
8-6(2)	87(2)	
8-6(3)	87(3)	
8-6(4)	87(4)	
8-6(5)	87(5)	
8-7.1	88	Strata management records
8-7.1(1)	88(1)	
8-7.1(2)	88(2)	
8-7.1(3)	88(3)	
8-7.1(4)	88(4)	
8-7.1(5)	88(5)	
Division 3 – General Recordkeeping		
8-8	89	Specific obligations not limiting
8-9	90	Records must be kept up to date
8-9.1	91	Electronic records
8-9.1(1)	90(1)	
8-9.1(2)	90(2)	
8-9.1(3)	90(3)	
8-10	92	Retention of records
8-10(1)	92(1)	
8-10(1.1)	92(2)	

PREVIOUS SECTION	NEW SECTION	NEW TITLE
8-10(2)	92(3)	
8-11	93	Brokerage obligations when winding up business

Part 9 – Licensee Exemptions

PREVIOUS SECTION	NEW SECTION	NEW TITLE
9-1	94	Management of rental real estate owned by licensee
9-1(1)	94(1)	
9-1(2)	94(2)	
9-2	95	Management of rental real estate owned by licensee’s family
9-2(1)	95(1)	
9-2(2)	95(2)	
9-3	96	Management of strata corporation by licensee who an owner
9-3(1)	96(1)	
9-3(2)	96(2)	
9-3(3)	--	<i>Repealed</i>
9-4	97	Acquisition or disposition of real estate by licensee or a spouse or family partner of a licensee
9-4(1)	97(1)	
9-4(2)	97(2)	

Part 10 – Transition (*Repealed*)