



McElhanney

CANMORE, AB

REAL PROPERTY REPORTS

What is a Real Property Report?

- A Real Property Report is a legal document that clearly illustrates the location of significant visible improvements relative to property boundaries.
- It can be relied upon by the buyer, the seller, the lender, and the municipality as an accurate representation of the improvements on your property.

Who needs a Real Property Report?

Property Owners

To be informed of:

- The locations of improvements within the property boundaries,
- Any encroachments from adjacent properties, and
- Property compliance with municipal requirements

Property Purchasers

To be informed of:

- The boundary and improvement locations on the property, and
- Any problems relating to the property boundaries

Mortgage Lenders

To be informed of:

- Conformance of improvements with municipal bylaws, and
- Problems that may have to be resolved prior to registration of the mortgage

How does municipal compliance protect you?

A Real Property Report is necessary to determine compliance with [municipal bylaws](#).

The municipality reviews and endorses the Real Property Report and indicates if the improvements meet the requirements of the local bylaws.

The property owner can then resolve any outstanding issues identified by the municipality. Early preparation of a Real Property Report can speed up the process of selling a property.

Standard turnaround time for a requested Real Property Report is approximately four to six weeks.



Single Family Home: \$985 plus GST (some exceptions apply*)



Townhome or Duplex, additional charge: \$100 plus GST

Rush requests are available for an additional fee of \$175 plus GST.

Fee to submit application for compliance review to the Town of Canmore \$284 (including Town Fee of \$109)

*Exceptions may include larger homes. Higher complexity, commercial, and rural properties are per estimate.