

# GOVERNMENT RELATIONS

## 2015-16 ISSUES

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### TOP PRIORITY

#### **Mandatory Energy Audits**

- Potential implementation of mandatory requirement for homeowners to conduct energy audits prior to sale of home and/or prior to time of listing
- Consultations expected Summer 2015

#### **Land Transfer Tax (Toronto and 905)**

- Provincial review of *City of Toronto Act* and *Municipal Act* - consultations expected Summer 2015
- Toronto LTT adjustment and prevent municipal LTT in 905 municipalities

#### **Employment Standards Act**

- Provincial government review
- Maintain current exemption for real estate salespeople and brokers

#### **Bill 106 (New Condominium Act)**

- Numerous changes to *Condominium Act* proposed
- Numerous proposed changes consistent with TREB positions

#### **Real Estate and Business Brokers Act**

- Incorporation for REALTORS®
- RECO Insurance consultations
- RECO Ombudsman

#### **Home Inspection Industry Regulation**

- Continued input into provincial government consultations on regulation and oversight of home inspection industry
- Legislation expected to be introduced

#### **Greenbelt / Land Use Planning / Development Charges**

- Provincial review of Golden Horseshoe Greenbelt
- Bill 73 (numerous changes to development charges and land use planning)

#### **FINTRAC**

- Continue to advance concerns to CREA

### OTHER PRIORITY ACTION ISSUES

#### **Capital Cost Allowance Deferral**

- Allow deferral of capital cost allowance on sale of investment property when proceeds of sale are reinvested in another property

#### **RRSP Home Buyers' Plan**

- Indexation of withdrawal limits
- Allow re-use of plan for job re-location

#### **Affordable Housing**

- Provincial affordable housing strategy consultations
- Municipal Affordable Housing strategies
- Focus on encouragement of affordable ownership housing

#### **Transportation / Transit**

- Government transit / transportation investment strategy
- Potential new taxes impacting real estate