

The following is a list of issues that the Toronto Real Estate Board (TREB) is currently active on. TREB monitors numerous other legislative issues and takes action as necessary.

Issue	TREB Positions
Affordable Housing	Active – Priority TREB Position: Ownership housing can, and should, play a significant role in government affordable housing strategies.
Capital Cost Allowance Deferral	Active – Priority TREB Position: Allow the deferral of previously written off depreciation (Capital Cost Allowance) on an investment property when owners sell in order to reinvest.
Condominium Act	Active – Priority TREB Position: TREB supports the need for an updated Condominium Act. TREB positions cover various issues including governance, dispute resolution, status certificates, property managers, reserve funds, assignments, access, and builder relationship.
Development Charges	Active – Priority TREB Position: <ul style="list-style-type: none"> ▪ Development charge rates should be minimized ▪ Industrial and Commercial development should be exempt ▪ Relief should be provided for affordable housing ▪ New By-laws should include transition provisions ▪ Development Charges should be uniform across the city
Electronic Signatures	Monitoring TREB Position: TREB supports the recent implementation of legislation allowing for the use of electronic signatures for agreements of purchase and sale.
Energy Audits	Active – Priority TREB Position: While home energy audits are a worthwhile initiative, they should remain voluntary.
Golden Horseshoe Greenbelt	Active – Priority TREB Position: TREB is concerned that land restrictions under the Golden Horseshoe Greenbelt will make housing in the GTA less affordable.
Greater Golden Horseshoe Growth Plan	Active – Priority TREB Position: Expected population growth of the GTA in coming decades and current concerns with infrastructure capacity means that a growth management plan to achieve efficient growth in the GTA is necessary. However, an incentive-based approach to implementing the plan is the best way to achieve smart growth objectives while still protecting consumers' property rights.
Harmonized Sales Tax	Active – Priority TREB Position: Harmonized Sales Tax hurts the affordability of housing by adding significant costs to both new and resale housing.
Home Buyers' Plan	Active – Priority TREB Position: Program withdrawal limits should be permanently indexed to inflation in \$2,500 increments, and allow the re-use of the program for individuals undertaking a job relocation.
Home Inspection Industry Regulation	Active – Priority TREB Position: The home inspection industry should be regulated to increase transparency of the profession, ensure a minimum standard of training, improve consistency in home inspections, Enhance consumer protection <ul style="list-style-type: none"> •
Incorporation for REALTORS®	Active – Priority TREB Position: Like other professions, REALTORS® should be given the ability to incorporate.

Land Transfer Tax - Municipal	<p>Active – Priority TREB Position: The Toronto Land Transfer Tax is unfair because it forces only homebuyers to pay for municipal services provided to everyone. The Toronto Land Transfer Tax should be rolled-back immediately. Authority to impose a municipal land transfer tax should not be provided to any additional GTA municipalities.</p>
Land Transfer Tax - Provincial	<p>Active – Priority TREB Position: Land transfer taxes are a barrier to home ownership and do not relate to any service provided by the provincial government with respect to real property. TREB supported the extension of the provincial rebate for first-time buyers to re-sale housing, something which REALTORS® have lobbied for.</p>
Marijuana Grow Houses	<p>Active – Priority TREB Position: Marijuana Grow Houses are a serious concern for REALTORS and their clients, as well as the general public. A province-wide marijuana grow operation registry should be implemented by the provincial government.</p>
Money Laundering	<p>Active – Priority TREB Position: REALTORS® have voiced concerns with implementation of new anti-money laundering and anti-terrorist financing regulations. The federal government must ensure that the public is adequately educated about new obligations on REALTORS® to collect their personal information.</p>
Multiple Offers (Bill 55)	<p>Active – Priority TREB Position: TREB was successful in advancing TREB positions during the development of regulations to Bill 55. The new requirements of Bill 55 include:</p> <ul style="list-style-type: none"> • Offers must be received in writing • Brokerage must keep a copy of all written offers that it receives, or an equivalent summary document, for at least one year. • Summary document must include: <ul style="list-style-type: none"> - Name and signature of buyer - Name and contact information of seller - Name of the buyer’s brokerage and their representative - Name of the seller’s brokerage and their representative - Address, legal description or other identifier of the property - Date and time offer was made - Date and time the offer was received by the brokerage and how offer was received - Date of presentation, if the brokerage presented the offer to the seller - Date and time, if any, until which the offer was irrevocable
Multi-Residential Rental Apartment Licensing	<p>Active – Priority TREB Position:</p> <ul style="list-style-type: none"> ▪ Existing City regulations to ensure proper maintenance of rental properties are adequate and already provide sufficient recourse for enforcement with regard to problem landlords ▪ TREB supports the landlord industry’s self-regulatory strategy as complementary to the City’s regulations.
Municipal Act	<p>Active – Priority TREB Position: The Municipal Act should not be opened up to allow municipalities to impose local land transfer taxes.</p>
Municipal Finances and Infrastructure / Transportation	<p>Active – Priority TREB Position: TREB supports, in principle, the use of revenue tools, excluding Land Transfer Taxes, dedicated specifically for investment in Greater Toronto Area transit expansion and improvement, provided that all options for current efficiencies are considered and appropriately optimized, and that the selected revenue tools are dedicated, fair, equitable, affordable, and subject to sunset (expiry date) provisions.</p>
Property Taxes	<p>Active – Priority</p>

	<p>TREB Position: While high quality municipal services are important, they must be delivered as efficiently as possible. Property tax increases must be minimized.</p>
<p>Real Estate and Business Brokers Act</p>	<p>Active – Priority TREB Position: The Ministry of Consumer Services should conduct a legislative review of REBBA, 2002 and consider various changes.</p>
<p>RECO Ombudsman</p>	<p>Active – Priority TREB Position: RECO should consider the appointment of an arm’s length self-regulatory Ombudsman or like mediator. Oversight of RECO should be included in the <i>Ombudsman Act</i>.</p>
<p>Zoning By-laws (Toronto)</p>	<p>Active – Priority TREB Position: TREB supports the harmonization of the zoning by-laws of former Metro municipalities into a single zoning by-law.</p>