

# Real Property Reports

Real estate transactions almost always require a current Real Property Report (RPR).

An RPR is a legal document an Alberta Land Surveyor prepares. It's basically a high level drawing of the property, the boundaries, and the buildings and structures on it, so buyers know exactly what they're buying.

An RPR contains:

- legal description and municipal address of the property
- date of land title search and date RPR was done
- Certificate of Title (land title) number and names of registered owner(s)
- location and description of all buildings and structures (e.g. decks, fences) with dimensions, directions and distances from the property boundaries
- location and dimensions of any visible encroachments (i.e. buildings or structures that are too close or even beyond the property line)
- designation of adjacent properties, roads, lanes
- evidence of municipal compliance (i.e. the RPR has been reviewed by your municipality and adheres to all municipal bylaws and regulations. They usually stamp and date compliance directly on the RPR)
- illustrations of any easements that affect the property (an easement is an agreement between the property owner and some other party (usually your municipal authority or utility) for them to utilize part of your property as needed)
- Certified Land Surveyor's duly signed certification and opinion on any concerns
- copyright of the RPR to the land survey company

Most standard residential purchase contracts require the seller to give the buyer a current RPR with a municipal stamp of compliance. Your lender will typically also need an RPR for your financing.

Benefits to buyers include:

- knowledge of the exact property boundaries
- knowledge of issues with the property or adjacent properties
- knowing if a property can have further developments or improvements
- a current RPR on hand for when you sell (as long as you didn't build anything new in the meantime)

Typically, sellers are responsible for resolving RPR issues before the sale closes.

An RPR should be available to you before you write a purchase contract. If it isn't, your real estate professional can advise you of your options. You, or your lawyer, must have a reasonable opportunity to review the RPR before the property title transfers and the purchase funds are advanced to the seller.