

Condo Act Amendments

Exciting changes are coming ...are you ready?

Do you know what they are?



A Note to Our Readers (including all Condo Owners in Eastern Ontario)!

Amendments to the *Condominium Act, 1998* ("the Act") have received Royal Assent, and are now waiting to be proclaimed in force. But before the amendments can be proclaimed, the province must pass new Regulations that will contain additional details contemplated by the amendments.

The Regulations will be passed in **phases**; and we're therefore assuming that the amendments to the Act will also be proclaimed **in phases** (each phase comprising sections of the Act covered by the particular phase of new Regulations).

The province has published a draft of the **first phase of the new Regulations**. The plain languages summary of the Regulations can be fully reviewed at <http://www.ontariocanada.com/registry/showAttachment.do?postingId=23688&attachmentId=34032>

You may also review the consolidated version of the Condo Act at www.ontario.ca/laws/statute/98c19

The key topics covered by the First Phase are as follows:

- ▶ Information Certificates (to be issued by condominium corporations)
- ▶ Notices from corporations to owners and mortgagees
- ▶ Required Disclosure by Directors and Director Candidates
- ▶ Mandatory Training for Directors
- ▶ New Procedures in relation to Meetings
- ▶ Some changes to Quorum and Voting
- ▶ Voting Requirements for By-laws
- ▶ Record-keeping and durations
- ▶ Access to records



Did you know that as the new Regulations are coming into force, two regulatory authorities have been put into place in order to support Property Managers, Boards of Directors and Condominium Owners? They are the Condominium Management Regulatory Authority of Ontario (CMRAO) www.cmrao.ca and the Condominium Authority of Ontario (CAO) www.condoauthorityontario.ca

When will all this be put into force? It has not yet been confirmed, but it appears that if all goes as scheduled proclamation will occur on July 1st, 2017.

CCIEO is the place to be for the newest information!

CCIEO will provide updates to its members as they come available. The amendments will be discussed and reviewed during our upcoming Seminars and Directors' Courses. Don't miss out on any of the announcements, updates and publications. Go to the CCIEO Website www.cci-easternontario.ca for our articles, upcoming events and much more!