

## New Requirements for the Condo Sector in 2018 and Helpful Guides to the Recent Condo Law Changes

Ontario is making progress on its commitment to increase consumer protection in condos and improve how condos are run. Over the last year, the ministry announced a number of new protections under the amended Condominium Act, 1998 (Condo Act) and the Condominium Management Services Act, 2015 (CMSA).

### **New Protections Beginning in Early 2018**

#### Condominium returns

Starting in 2018, new and existing condo corporations must file informational returns with the registrar appointed by the Condominium Authority of Ontario (CAO) on a periodic basis. These condominium returns include, among other things, the condo corporation's address for service, the names of the corporation's directors, and the date of the last Annual General Meeting. See the plain language guide below for more information about condo returns.

#### New home warranty coverage for conversions

Additionally, changes took effect on January 1, 2018, to strengthen protection for buyers purchasing a condominium unit that was part of a conversion of a pre-existing building (e.g. a church). This change will extend ONHWPA's mandatory warranty coverage to certain residential condominium conversion projects (RCCPs). Visit the [Tarion website](#) for more information.

#### Condo managers and management providers

Licensing requirements under the CMSA for condo managers and condo management providers began on November 1, 2017. More provisions of the CMSA and new regulations supporting the implementation of those provisions will come into effect on February 1, 2018. The new regulations cover the following (click the links below to view the regulations):

- [Complaints, Insurance and Other Requirements](#)
- [Code of Ethics and Discipline and Appeals Committees](#)

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