



Yesterday, Today and Tomorrow: A TIMELINE TO THE PROPOSED CONDO ACT

Overview

MANY MANAGERS will remember the last major legislative overhaul in the 1990s that resulted in the *Condominium Act, 1998* (which after legal review and input was eventually enacted into law in 2001).

It has now been fourteen years since Ontario's *Condominium Act, 1998 S.O. 1998, c. 19* came into force. From then to now the condominium market has changed dramatically in both size and complexity. Currently the Act contains 183 Sections but prior to 2001 the Act contained 64 Sections. Those legislative changes took years in the making with prompt implementation.

Estimated Timeline to New Act

Now the Ontario Government has tabled legislation for a proposed new condo act, the *Protecting Condominium Owners Act* (Bill 106). A new Act that pertains strictly to licensing condominium managers is called the *Condominium Management Services Act*.

There are still several major milestones to achieve before the proposed Act comes into force. As a

refresher for seasoned managers and a look ahead for managers who are new to the industry or considering condominium management as a career, ACMO has produced this timeline of upcoming events that will take place before the proposed Act becomes law. Until then, the *Condominium Act, 1998 S.O. 1998, c. 19* remains in effect. We invite you to share this timeline with your boards.

“Learning 183 Sections of the present Act (changes from the previous 64 Sections) was a challenge to many of us at the start. And even today, the ‘owner-occupied unit’ remains a misnomer to some and requires an explanation to many attending their Annual General Meeting.”

— Elaine White, RCM, Times Property Management

“The process that brought the Condominium Act, 1998 into force took close to three years. I expect this time around might be a two-year process.”

— Audrey Loeb, principal, Miller Thompson LLP

Glossary

Protecting Condominium Owners Act

the new name for the *Condominium Act, 1998*.

Government Relations Committee

a joint ACMO and CCI-Toronto committee.

Standing Committee

Bill 106 is examined clause by clause, more public hearings are held and amendments are considered.

Second Reading

MPPs get to debate the principles of Bill 106.

Third Reading

MPPs gear up to debate Bill 106 for the final time; after which the Speaker calls for a vote.

Royal Assent

the final stage of the formal legislative process; if a majority of MMPs vote for Bill 106 on behalf of the Queen then Bill 106 becomes law.

TIMELINE TO THE PRO



July/August, ACMO, Government Relations Committee, lawyers, other stakeholder groups begin reading and reviewing the proposed Act. Drafting regulations is likely ongoing now; work on regulations will likely continue during the summer and the Standing Committee phase of the process.

PROPOSED CONDO ACT

INTRODUCED BEFORE
LEGISLATURE IN
FALL OF 2015

Bill 106 proceeds to a Standing Committee for debate and amendment.

EARLY
2016

- **Bill 106** returns to the House for third reading.
- Once **Bill 106** passes, it is given Royal Assent and the drafting of Regulations will follow.

2016

**FINISH
HERE**

(but possibly 2017),
new **Act** comes into force.

FALL
2015

Second reading
of Bill 106 occurs when
the Legislature returns.

The dates in this events calendar are subject to change. The timeline is meant as a guide based on the last review process of the Condominium Act, 1998.