

Land Title Activity Advisory: Prudent Insurance for Land Transactions

The Land Title Branch recently launched their new Activity Advisory service through BC OnLine. Currently, the Activity Advisory service is in pilot mode. During this pilot, there is no statutory fee, and customers need only pay the nominal BC OnLine service fee.

The Activity Advisory service allows lawyers, Notaries, or anyone with an interest in land to “tag” a property for a specified period. While property has this tag, BC OnLine will notify you whenever the Land Title Branch receives a filing for the property.

The real benefit to this service is to alert you to any unforeseen submissions. Activity Advisory will alert you to filings such as Certificates of Pending Litigation, Caveats, Claims of Builder’s Lien, Judgments, or any other filing received at the Land Title Office. While you are working with a property, it is critical to be aware of filings that other parties may make.

The current cost of Activity Advisory through BC OnLine is only \$1.50 (plus GST) for each 12-week block of time you request. Although charged in 12-week blocks, you can specify any end date you like. You can tag property for up to 60 weeks from a single BC OnLine request.

The most common form of notification is email, though other notification methods are available. You can set your advisory so you immediately receive an email message from BC OnLine when the Land Title office receives a document. This email is your alert that something has been submitted against the property you tagged.

Receiving notification of unexpected filings in advance of a transaction closing date is crucial to a smooth transfer. No one likes dealing with surprises on closing day.

With recent events in the industry, Activity Advisory is a way for practitioners to demonstrate their integrity and sustain customer confidence. We believe the wise practitioner will take advantage of this new service.

For more information about Activity Advisory, click the FAQ tab on the BC OnLine Website www.bconline.gov.bc.ca or call the BC OnLine Help Desk at 1-800-663-6102 or (250) 953-8200.