



NORTHWEST TERRITORIES
LEGISLATIVE ASSEMBLY
TERRITOIRES DU NORD-OUEST
ASSEMBLÉE LÉGISLATIVE

MEETING GO 80-20-26

STANDING COMMITTEE ON GOVERNMENT OPERATIONS

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TUESDAY, MARCH 3, 2026
EAGLE ROOM, LEGISLATIVE ASSEMBLY
12 PM

AGENDA

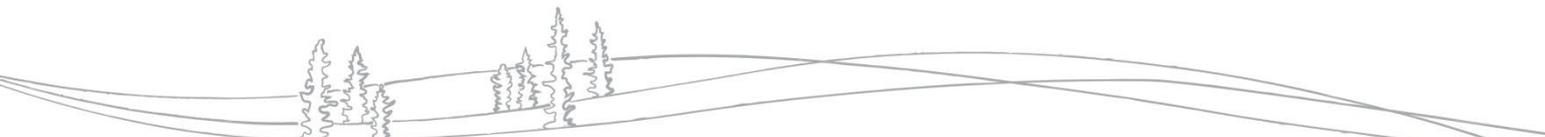
1. Call to Order
2. Prayer/Reflection
3. Review and Adoption of Agenda
4. Declarations of Conflict of Interest
5. Public Matters
 - a) Bill 41: *An Act to Amend the Real Estate Agents' Licensing Act*: public briefing with the Honourable Vince McKay, Minister of Municipal and Community Affairs
6. In Camera Matters
 - a) Debrief
 - b) Correspondence – 2026-02-23 – Minister of Municipal and Community Affairs – Confidential
7. Date and Time of Next Meeting: At the Call of the Chair
8. Adjournment



Bill 41 – An Act to Amend the Real Estate Agents’ Licensing Act

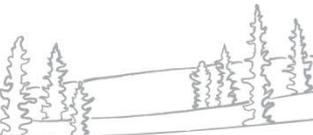
Presentation to the Standing Committee on Government Operations

March 3, 2026



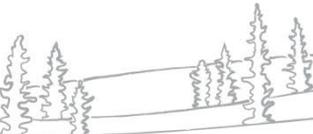
Overview

- The *Real Estate Agents' Licensing Act (REALA)* outlines the requirements for obtaining and renewing real estate licences, the duties and responsibilities of licensed individuals, and the procedures for handling complaints and disciplinary actions.



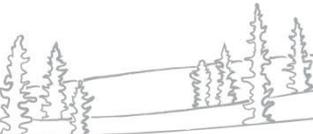
Background

- REALA came into force on January 1, 1991 and the accompanying Regulations came into force in 1992.
- Other than minor amendments, neither REALA nor its Regulations have been comprehensively updated since its enactment.



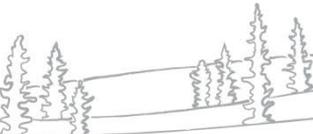
Review

- Specific concerns regarding REALA have been raised by Members of the Legislative Assembly, industry professionals and residents of the NWT over the past decade.
- In response to these concerns, MACA initiated a preliminary legislative review of REALA in 2022 to determine how it should be prioritized among the department's broader efforts to review and update other legislation under its administration.



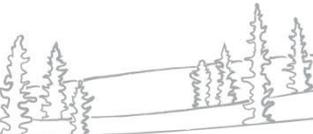
Engagement

- The Department conducted engagement with residents and stakeholders to understand the areas of the Act that needed review and to ensure there was a sound basis for the amendments.



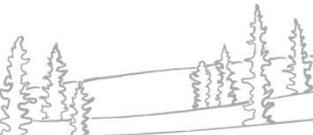
Purpose

- The purpose of the Bill is to strengthen consumer protection, modernize the legislation to reflect today's real estate industry, and improve the regulation of real estate professionals.



Amendments

- The Bill includes the following amendments:
 - Changes the name of the Act to the Real Estate Professions' Licensing Act.
 - Creates a separate licence for property managers
 - Creates a separate licence for home inspectors
 - Expands the Superintendent's authority to create a Code of Conduct and approve standardized forms to enhance public protection; and
 - Department of Justice recommended, non-substantive language updates, including gender-neutral wording.



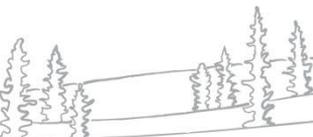
Property Managers

- Under the current legislation, property managers are classified as salespersons. This Bill will establish a distinct licensing class to recognize the specific responsibilities of property managers and allow for the future development of training or education requirements.



Home Inspectors

- This Bill will also establish a separate licensing class for home inspectors, a profession not currently regulated by any territorial legislation.
- Prior to bringing into force provisions related to the home inspectors and developing home inspector regulations, the Department will engage with NWT home inspectors to determine the necessary qualifications and ensure consumer protection without overburdening the industry.



Superintendent's Authority

- This Bill will expand the Superintendent's authority by allowing the creation of a Code of Conduct that outlines the ethical obligations and expectations for licensees in a clear, accessible, and understandable way for both the public and licensees.
- It will also allow the Superintendent to approve standardized forms that must be used in real estate transactions. MACA will engage with the industry before adopting either to ensure alignment with industry standards and to enhance consumer protection.



Renaming Legislation

- Finally, the Act would be renamed the *Real Estate Professions' Licensing Act* to better reflect the inclusion of additional real estate professions, such as property managers and home inspectors.



Thank you

