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The LTSA Introduces Web Filing to Meet Evolving Business Needs

Conveyancing is central to the work of BC Notaries and other legal professionals.

For over a decade, the LTSA has administered the province's land title and survey systems, including the registration of applications submitted by BC Notaries, lawyers, and land surveyors. Recently, the LTSA has been consulting with conveyancing professionals on a new iteration of the electronic filing system with a view to updating the system to ensure land title submissions reflect changes in business, technology, and policy.

Amendments to the *Land Title Act* (and consequential changes to the *Land Act* and *Property Transfer Tax Act*) will come into force November 15, 2019.

Most notably, Part 10.1 of the *Land Title Act*, which governs electronic filing, is being repealed and replaced to simplify the legislation. The new Part 10.1 will retain and simplify the current electronic filing scheme and enable the streamlining of various forms of electronic filing to provide flexibility for future changes in technology and processes. Over the coming months, the LTSA will begin to introduce Web Filing, increasing efficiency and accuracy and maintaining a secure and reliable electronic filing system.

Built to minimize defects and support future system capabilities, Web Filing forms will eliminate the

need for offline PDF form templates. Web Filing forms will be prepared online using the myLTSA portal or through conveyancing software integrated with Web Filing. Juricert will continue to be a key component of system security, with Web Filing forms electronically signed using a Juricert certificate saved in the myLTSA portal.

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Customers are a key focus for the LTSA's business and strategic direction. To minimize disruption to customers' business and reduce risk associated with rapid change, the LTSA now plans to introduce improvements more slowly.

Web Filing will be introduced in several phases. The first phase will pilot Web Filing forms with a small group of customers to ensure the changes are easy, clear, and complete. Once the pilot phase is successful, the first set of Web Filing forms will be available to all customers on the myLTSA portal, likely early in 2020.

Subsequent phases will include the release of additional forms, with all Web Filing forms expected to be ready for use by Summer 2020. Throughout this period, the LTSA will assist customers transitioning from PDF forms to Web Filing forms with how-to videos, articles, and support from the LTSA's customer

service team to ensure conveyancers have a smooth and easy experience.

Web Filing will feature comprehensive form and package validation with more contextual help available within the forms themselves. Customers can eliminate redundant data entry by saving templates for reusable form data. Legal description is auto-populated based on the Parcel Identifier (PID).

For customers using conveyancing software such as ProSuite, the LTSA is working with software vendors to assist with integrating modernized electronic filing capabilities into their software packages. Those customers can continue to prepare land title forms as they do today; software providers will provide updates on any functionality changes.

Following the introduction of Web Filing, new system capabilities will continually be made available. Future developments include streamlined and aligned processes for the submission of survey plans and datasets and additional data validation and auto-population to further minimize defects. Once customers have had sufficient time to transition to Web Filing, PDF form templates will be retired.

The LTSA is committed to making the transition to Web Filing a successful one for its customers. To stay up-to-date on changes being introduced, please visit LTSA.ca/web-filing. ▲

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