



Land Owner  
Transparency  
Registry

# Update on LOTR Filings and LOTA



April 24, 2024

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Land Owner  
Transparency  
Registry

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LOTR Support Specialist

**Moderator:**

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Director & Administrator, LOTR Services



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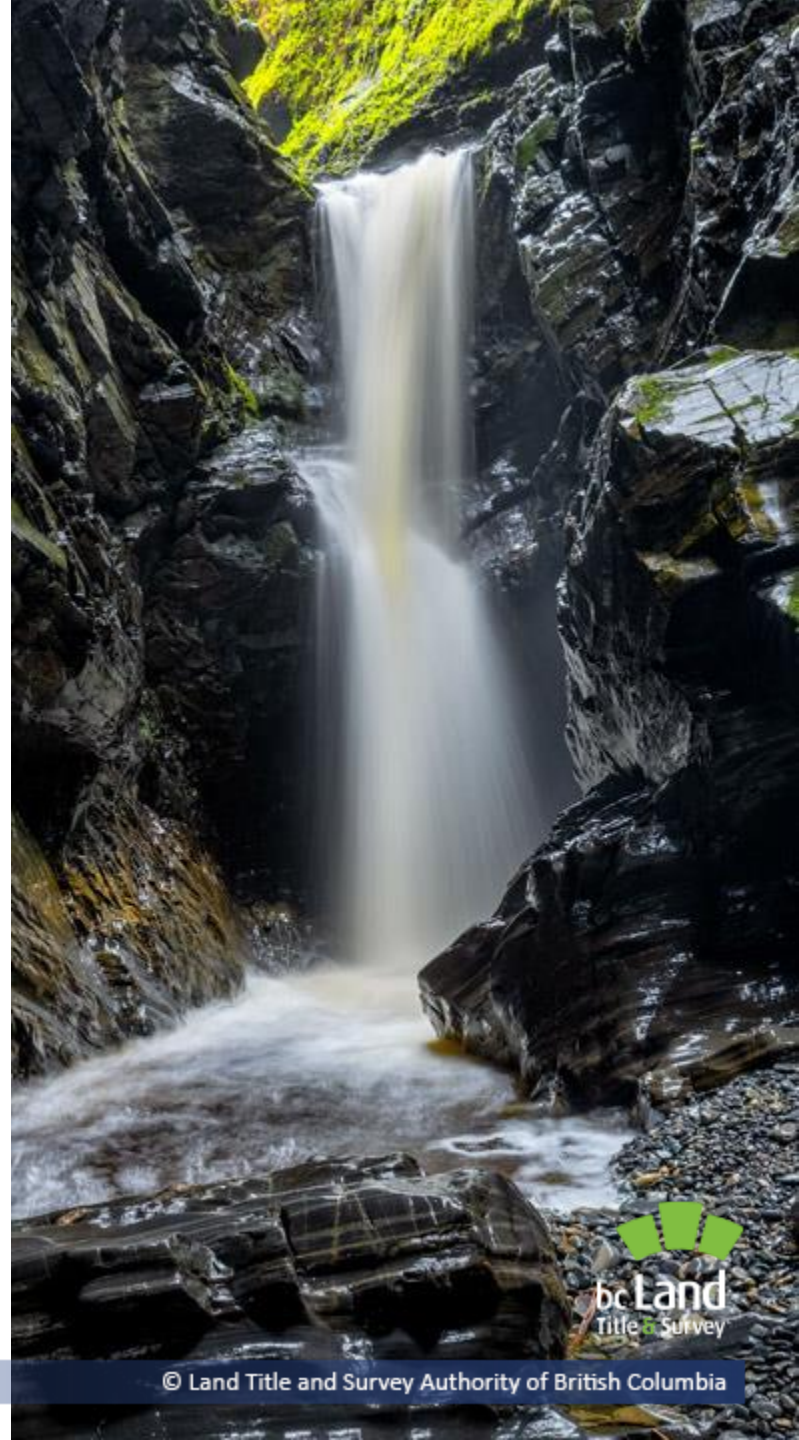
**bc Land**  
Title & Survey

# First Nations Acknowledgement

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We acknowledge that we are presenting this webinar from the New Westminster and Victoria Land Title Offices on the ancestral, traditional territories of the Qayqayt, Esquimalt and Songhees First Nations.

We are privileged to live and work on the traditional and ancestral territories of Indigenous Peoples and Nations throughout British Columbia.



# Acronyms

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- *Land Owner Transparency Act* - **LOTA**
- Land Owner Transparency Registry - **LOTR**
- Transparency Declaration - **TD**
- Transparency Report - **TR**

# Agenda

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## 1. What's New:

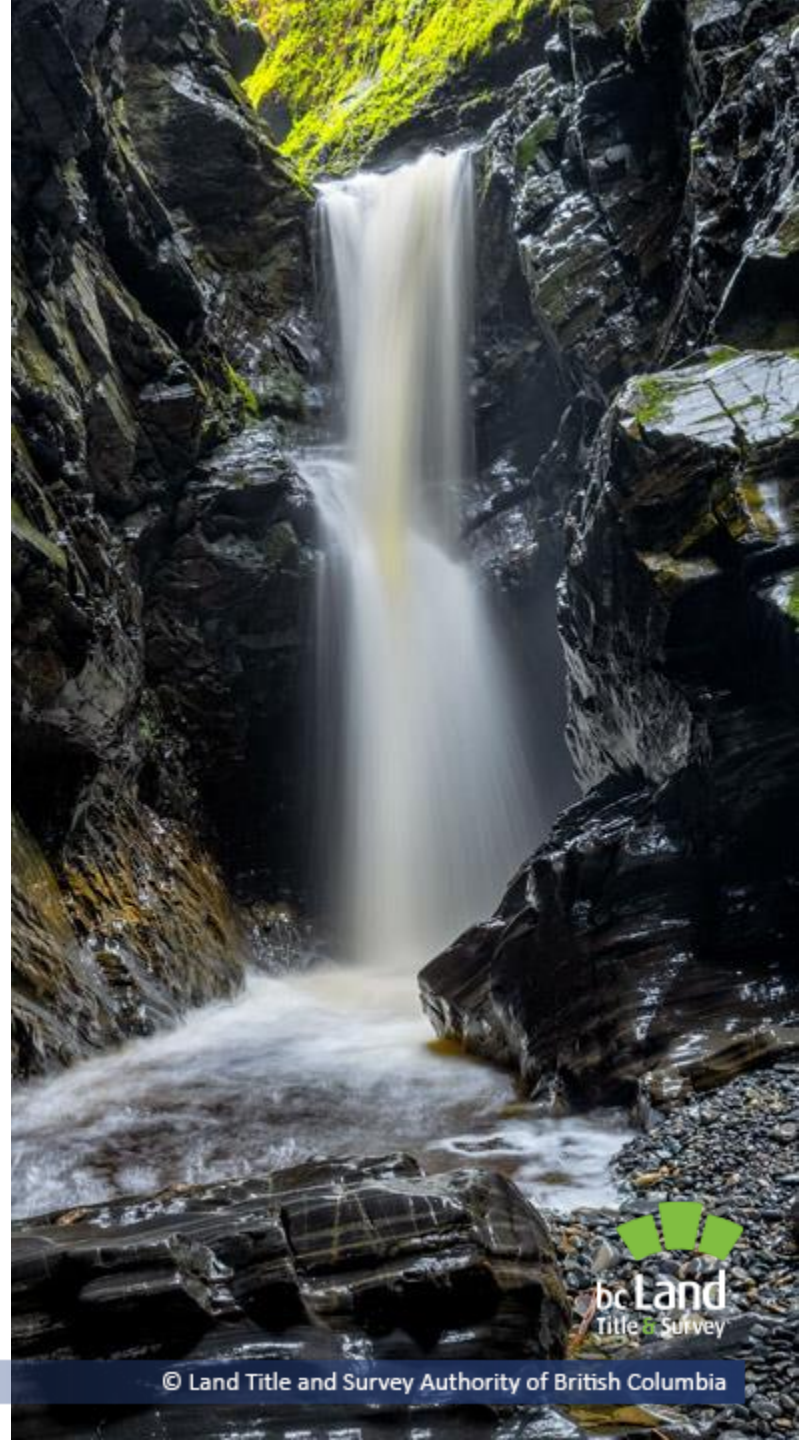
- Updates to LOTR fees
- Updates to the *LOTA*

## 2. Avoiding Common Errors

- Do I need to create a Transparency Declaration?
- Creating Transparency Reports
- Correcting TDs and TRs
- Who are the transferees named on the TD?
- When filing for executors, reviewing the *LOTA* to see if a TR is necessary
- Indirect control of a reporting body
- What happens when land is subdivided
- Pre-plan transfers and transfers prior to the creation of a PID

## 3. Resources

## 4. Q & A





**bc Land Title & Survey** 6,285 TOTAL VIEWS

**Land Owner Transparency Registry**

## Update on LOTR Filings and LOTA

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Videos About Privacy

### Survey

Troubleshooting Webinar Survey

We want to hear from you. Please fill out the survey after the webinar.

Link to presentation (PPT) and recording: <https://ltsa.ca/webinar-resources>

**Chat**

General chat

Today at 8:12 AM

Grace 10:49 AM  
Testing. Testing.

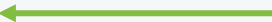
Grace 10:49 AM  
👍

Send a message...

Type Here



Survey



Resources



# Disclaimers & Limitations

All material content and discussions:

- do not constitute legal advice nor a substitute for the law,
- are in accordance with the prevailing legislation as at April 24, 2024, and are subject to any subsequent changes to the legislation, the Government of BC's interpretation and/or subsequent court decisions.

To confirm the application of the legislation to your particular facts and circumstances, you should consult the legislation and obtain independent legal advice.




# What's New?







# LOTR Filing Stats

 Land Owner Transparency Registry	November 30, 2020	March 31, 2024
TDs	1,975	583,182
PIDs	3,352	592,907
TRs	181	141,577
PIDs	378	537,212



# LOTR Filing Fees



Filing Fees as of April 1, 2024
Transparency Declaration <b>\$10.00</b>
Transparency Report <b>\$56.70</b>
Application to Omit Information (Section 40) <b>\$34.02</b>
Notice to Administrator (Section 17.1) <b>\$34.02</b>

\*This chart is only showing the LTSA fees and does not include myLTSA service fees or GST

- As of April 1, 2024, LOTR filing fees were increased by 4%. This included myLTSA service fees.
- For the full list of updated filing fees, please refer to the fees page on the LTSA website at [ltsa.ca/fees](https://ltsa.ca/fees) or the LOTR website at [landtransparency.ca/policy-help/#fees-for-filing](https://landtransparency.ca/policy-help/#fees-for-filing)



# LOTR Search Fees

The screenshot shows the 'Search Land Owner Transparency Registry' interface. On the left is the LOTR logo and the text 'Land Owner Transparency Registry'. Below this are links for 'Search' and 'LOTR Search Order History'. The main search area is titled 'Search Land Owner Transparency Registry' and includes a section for 'Search by Name of individual' with three radio button options: 'Name of individual' (selected), 'Name of corporation', and 'Parcel identifier (PID)'. A search input field is present with a magnifying glass icon on the right. To the right of the input field is a checkbox labeled 'Show exact matches only'. Below the input field is a note: 'Use this format: "Last name, given names or initials" (i.e. Smith, John)'.

- As of April 1, 2024, all LOTR search fees were eliminated. There are also no myLTSA service fees for LOTR searches.
- There is a daily limit of up to 50 searches per user. This limit is reset every day.



# Bill 7 Amendments to LOTA

## Effective November 20, 2023



### Changes included:

- **Section 10.1** introduced a new Transparency Declaration form to accompany submissions from the Surveyor of Taxes removes the requirement to identify whether or not the transferee is a reporting body.
- **Section 15.1** created a requirement for a transferee, on whose behalf the Surveyor of Taxes has filed a Transparency Declaration, to file a Transparency Report within 2 months if they are a reporting body.
- **Section 10.2** provides the ability to correct a Transparency Declaration.
- **Section 15.2** requires a new Transparency Report when a correction is done to a Transparency Declaration if the transferee is a reporting body.
- **Section 13(6)** removes the requirement for a trustee of a relevant trust to file a Transparency Report if the land is registered in the name of all the beneficial owners in respect of the interest in land.
- Several other amendments were made to Schedule 1 and definitions as needed to accommodate the changes.



# Know the specifics of a trust agreement between the parties

## LOTA Enforcement's Interpretation on Partial Interests in Land:

- An individual may be the registered owner of a small (such as 1%) interest in land; for example, in a situation where a parent is assisting with the down payment on property.
- In these situations, it is possible the parent would be considered a trustee of a relevant trust and therefore be required to file a transparency report. **It depends on the specifics of the agreement between parties.**

BRITISH COLUMBIA

Search  Menu

[Home](#) / [Housing and tenancy](#) / [Real estate in B.C.](#) / [Land Owner Transparency Registry](#) / [Interpretation](#)

**MORE TOPICS**

- [Land Owner Transparency Registry](#)
- [Land Owner Transparency Registry](#)
- [Enforcing the Land Owner Transparency Act](#)
- [Interpretation](#)**
- [Land Owner Transparency Registry guide for local governments](#)
- [Indirect control](#)
- [British Columbia Society of Transition Houses](#)

## Interpretation of the Land Owner Transparency Act and Regulation

✦ Last updated on November 20, 2023

Most terminology related to the Land Owner Transparency Registry is defined in the [Land Owner Transparency Act](#) ("the Act") and the [Land Owner Transparency Regulation](#) ("the Regulation").

The following information is provided to help clarify the interpretation and enforcement of the Act and Regulation. This information is provided for your convenience and guidance and is not a replacement for the legislation.

Learn more about:

- [Societies](#)
- [Relevant trusts](#)
- [Filing when you're both a trustee and a partner](#)
- [Partial interests in land](#)
- [Contingent interests and discretionary trusts](#)
- [Beneficial owners of a corporation's shares](#)
- [Class beneficiaries](#)
- [Beneficial ownership and partnerships](#)
- [Dissolved and restored companies](#)

See also [Interest holders: indirect control](#) and the [guide for local governments](#).

[www2.gov.bc.ca/gov/content/housing-tenancy/real-estate-bc/land-owner-transparency-registry/interpretation#partial-interests](http://www2.gov.bc.ca/gov/content/housing-tenancy/real-estate-bc/land-owner-transparency-registry/interpretation#partial-interests)





# Decide if a Transparency Report filing is required

- To determine if you are reporting body, you **must** consider:
  - Do you have a beneficial interest in the land e.g. would you be entitled to receive a portion of the sale proceeds from the sale of the property or enforce other equitable rights in court?; or
  - Are you holding the interest for the **benefit** of the other transferee(s) (such as the child) and are only listed on title for financing or other purposes? If this is the case, then you could consider yourself holding the interest as a trustee for the benefit of the other transferee (such as the child).

*Section 13(6): A trustee of a relevant trust is not required to file a transparency report if the interest in land is or will be registered in the name of all of the beneficial owners in respect of the interest in land.*

BRITISH COLUMBIA

Home / Housing and tenancy / Real estate in B.C. / Land Owner Transparency Registry / Interpretation

**Interpretation of the Land Owner Transparency Act and Regulation**

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[www2.gov.bc.ca/gov/content/housing-tenancy/real-estate-bc/land-owner-transparency-registry/interpretation#partial-interests](http://www2.gov.bc.ca/gov/content/housing-tenancy/real-estate-bc/land-owner-transparency-registry/interpretation#partial-interests)





# Avoiding Common Errors

# Do I need to create a Transparency Declaration?

Create New Record

I want to prepare a LOTR filing for:

An application to register an interest in land (regardless if client needs a transparency report)

Transparency Report for a change of interest holders; OR to correct a previous transparency report

New Transparency Report

Correction to a previously filed transparency declaration (and if the transferee is a reporting body, its transparency reports)

Cancel

+ Create New Record

New Transparency Declaration

New Transparency Report

Transparency Declaration Correction

- To file a TD with an application to register an interest in land (as defined in section 1 of the *LOTA*), you have two options (shown here).
- To correct a previously filed TD or a previously filed TR, or when filing a standalone TR, **do not** use this option.



# Creating a Transparency Report

**Create New Record** [X]

I want to prepare a LOTR filing for:

An application to register an interest in land (regardless if client needs a transparency report)

Transparency Report for a change of interest holders; OR to correct a previous transparency report

New Transparency Report

Correction to a previously filed transparency declaration (and if the transferee is a reporting body, its transparency reports)

Cancel

+ Create New Record [v]

- ation and a Transparency R
- New Transparency Declaration
- New Transparency Report**
- Transparency Declaration Correction
- Other Registry Action

- If you do need to disclose that a registered owner has become a reporting body, you will need to file a standalone TR within 2 months after the date on which they have become a reporting body.
- To file a standalone TR you can use either of the options shown here.
- A standalone TR would also be filed to correct or amend a previously filed TR, where you **do not** know the filing ID number of the previously filed TR.



# Correcting a Transparency Report

**Create New Record** ×

I want to prepare a LOTR filing for:

An application to register an interest in land  
(regardless if client needs a transparency report)

Transparency Report for a change of interest holders;  
OR to correct a previous transparency report

Transparency Report ID # of previously filed report

For example: L-000-000-021-TR01 or L-000-000-021-TR

New Transparency Report

Correction to a previously filed transparency declaration  
(and if the transferee is a reporting body, its transparency reports)

- To correct or amend a previously filed TR where you **do know** the filing ID number of the previously filed TR, you can use the option shown here.

# Correcting a Transparency Declaration

- To file a correction to a previously filed TD, you have two options (shown here).
- Section 10.2 introduced the ability to correct a TD.
- If you amend the transferee section on a land title application, you must correct the LOTR filings that accompany it.
- This will ensure names of the transferees and, if any, the reporting bodies, will match the land title application and be in compliance with the *LOTA*.

**Create New Record** [X]

I want to prepare a LOTR filing for:

- An application to register an interest in land (regardless if client needs a transparency report)
- Transparency Report for a change of interest holders; OR to correct a previous transparency report
- New Transparency Report
- Correction to a previously filed transparency declaration (and if the transferee is a reporting body, its transparency reports)

+ Create New Record [v]

- New Transparency Declaration
- New Transparency Report
- Transparency Declaration Correction



# Important Notes about Corrections

- If a transferee is a reporting body, a new transparency report will automatically be generated for you to complete.
- If the land title application is in pending state, you will have to enter the pending title/charge application number in the “**Land Title or Charge Number**” field when completing your correction.

**Create Declaration / Property Information**

File Reference  
1234  
Limit: 30 characters

Is this Transparency Declaration being filed to update or correct a previously filed Transparency Declaration? **Yes** No

Transparency Declaration ID # of previously filed record  
L-000-997-155-TD  
For example: L-000-000-021-TD

Land Title or Charge Number  
Add Add Manual Entry Land

What do I do when I need to enter a large number of titles?

Validate Page Save Progress Continue →



# Important Notes about Corrections

- Historic filings cannot be corrected.
  - The correction creates a new version, and the information is not consolidated with the previous filing.
- E.g. if the previous filing is missing a transferee, the correction must name all transferees, not just the missing one.
- As always if you have any questions, please email LOTR Services at [lotr@ltsa.ca](mailto:lotr@ltsa.ca)

**Create New Record** [X]

I want to prepare a LOTR filing for:

- An application to register an interest in land (regardless if client needs a transparency report)
- Transparency Report for a change of interest holders; OR to correct a previous transparency report
- New Transparency Report
- Correction to a previously filed transparency declaration (and if the transferee is a reporting body, its transparency reports)

+ Create New Record [v]

- New Transparency Declaration
- New Transparency Report
- Transparency Declaration Correction



# myLTSA Help

- Please refer to the myLTSA Help page at [landtransparency.ca](https://landtransparency.ca) for assistance with web filing.



How to Complete a Transparency Report in myLTSA

- Create a Transparency Report
- Property Information
- Reporting Body
- Interest Holders
- Certification
- Submission
- Copy Transparency Report Data
- Correct a Transparency Report**
- Restore a deleted Transparency Report

## Correct a Transparency Report

Under s. 16 and 17 of LOTA, reporting bodies must file a new transparency report to correct or change information in a previously filed report. Select data can be carried over to the new filing. Learn how by choosing from two scenarios: from the originating user account or from a different user account.

**How to Correct a Filed Transparency Report from the originating user account (section 16 or 17 of LOTA)**

**Please note:** If there are title or charge numbers being added or removed you will need to submit a **new** Transparency Report.

How to Start a LOTR Filing

- Create a Transparency Declaration
- Form Navigation
- Property Information
- When the Transferee is a Reporting Body
- Certification
- Submission and Payment
- Make changes to a Transparency Declaration
- Correct a Transparency Declaration**
- Restore a deleted Transparency Declaration

## Correct a Transparency Declaration

Under s. 10.2 of LOTA, reporting bodies must file a new transparency declaration to correct or change information in a previously filed declaration.

**Please note:** Historic filings cannot be corrected.

From the LOTR Filings section, a transparency declaration correction can be created either by clicking on the "Create New Record" button and choosing the appropriate response or by clicking on the drop down arrow selection for "Transparency Declaration Correction".

+ Create New Record -

- Do I have to file a Transparency Declaration and a Transparency Report
- New Transparency Declaration
- New Transparency Report
- Transparency Declaration Correction**

Other Registry Actions \*

# Who are the transferees named on the TD?


## When preparing LOTR filings:

- ✓ Use exact same names as they are on the land title application. Do not add additional information such as capacity, occupation, etc.
- ✓ The number of transferees and the spelling of their names on the TD should always match the transferee section on the *Land Title Act* form.
- ✓ When filing a Transmission to Surviving Joint Tenant application, only the transferee or survivor must be named on the TD. Do not mention the deceased person.
- ✓ When adding additional individuals to title, (e.g. mom adding son and daughter to title), ensure that all transferees on the *Land Title Act* form are named on the TD (mom, son and daughter).
- ✓ Review the data before applying an electronic signature.
- ✓ Editing the LOTR filing after the electronic signature has been applied will result in additional fees being charged.

"transferee" includes a grantee, an assignee and a person entitled by transmission to be a registered owner of an interest in land;

*Definitions - LOTA*

# Who are the transferees named on the TD?



 Land Title Act  
**Freehold Transfer**  
Province of British Columbia

4. Transferor(s)  
**MARY ANNE SMITH**

5. Freehold Estate Transferred  
**FEE SIMPLE**

6. Transferee(s)

<b>MARY ANNE SMITH</b> 4567 APPLE STREET VANCOUVER BC V6V 2S2	RETIRED
<b>JOHN JACK SMITH</b> 8910 BLUE AVENUE VANCOUVER BC V3S 2S9	TEACHER
<b>AS JOINT TENANTS</b>	

 |  **Land Owner Transparency Registry** **Transparency Declaration**  
Transparency Declaration ID #: L-001-022-995-TD  
File reference: Webinar

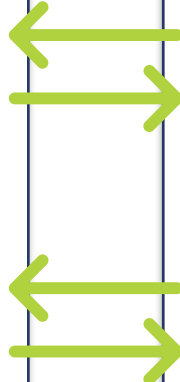
2. Transferees

Transferee 1

Given name(s) <b>Mary Anne</b>	Last name <b>Smith</b>
Type <b>Individual</b>	Transferee is reporting body <b>No</b>

Transferee 2

Given name(s) <b>John Jack</b>	Last name <b>Smith</b>
Type <b>Individual</b>	Transferee is reporting body <b>No</b>





# Executors and Schedule 2 of *LOTA*

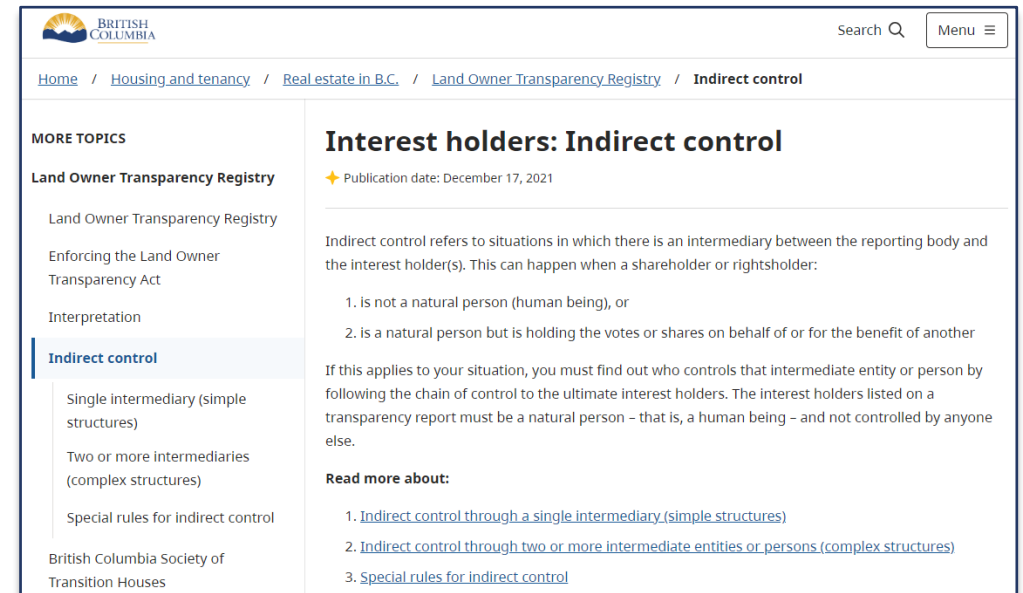
- ✓ Where the transferee is an executor they are not a reporting body as they are excluded under Schedule 2 1(e). A TR is not required.
- ✓ Please review Schedule 2(1) of the *Land Owner Transparency Act (LOTA)* to determine if a transparency report is required.

<b>Schedule 2</b>
<i>(Note: see section 1, definition of "relevant trust")</i>
<b>Excluded Trusts</b>
<b>Exclusions under paragraph (d) of definition of "relevant trust"</b>
<p>1 The following are not relevant trusts:</p> <ul style="list-style-type: none"> <li>(a) a charitable trust;</li> <li>(b) a testamentary trust;</li> <li>(c) an alter ego trust or joint spousal or common-law partner trust within the meaning of the <i>Income Tax Act</i> (Canada);</li> <li>(d) a trust the trustee of which is the Public Guardian and Trustee;</li> <li>(e) a trust the trustee of which is an administrator of an estate;</li> </ul>



# Interest holders: Indirect Control

- There is no requirement under the *LOTA* to name beneficial owners or shareholders who are not individuals.
- You need to work through the chain of control to find the ultimate interest holders (individuals).
- Must be a natural person – a human being, not controlled by anyone else.
- For more information see the BC government's website on indirect control.



The screenshot shows the website for the British Columbia Land Owner Transparency Registry. The page title is "Interest holders: Indirect control". The breadcrumb trail is: Home / Housing and tenancy / Real estate in B.C. / Land Owner Transparency Registry / Indirect control. The page includes a "MORE TOPICS" sidebar with links to "Land Owner Transparency Registry", "Enforcing the Land Owner Transparency Act", "Interpretation", "Indirect control" (selected), "Single intermediary (simple structures)", "Two or more intermediaries (complex structures)", and "Special rules for indirect control". The main content area defines indirect control as situations where an intermediary exists between the reporting body and the interest holder(s). It lists two criteria: 1. Is not a natural person (human being), or 2. Is a natural person but is holding the votes or shares on behalf of or for the benefit of another. It also states that if this applies, the interest holder listed on a transparency report must be a natural person. A "Read more about:" section provides three links: "Indirect control through a single intermediary (simple structures)", "Indirect control through two or more intermediate entities or persons (complex structures)", and "Special rules for indirect control". The footer of the page identifies the organization as the British Columbia Society of Transition Houses.



[www2.gov.bc.ca/gov/content/housing-tenancy/real-estate-bc/land-owner-transparency-registry/indirect-control](http://www2.gov.bc.ca/gov/content/housing-tenancy/real-estate-bc/land-owner-transparency-registry/indirect-control)

# What happens with my LOTR filing upon subdivision?

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- Pre-existing transparency reports will carry to the new lots(s) if there is **only** one parent lot.
- Pre-existing transparency reports will not carry to the new lands where there is more than one parent lot as it no longer describes all the lands such as:
  - Consolidation
  - Adjusting lot boundaries
  - Strata lot amendments
- A new stand-alone TR should be filed that describes the land once the subdivision package has been fully registered.

# Pre-plan transfers and transfers of new lots

- If you need to do a pre-plan transfer or transfer of lot prior to the creation of a PID number, you will select “No PID” and enter the legal description of the land being transferred using the “Add Manual Entry Land” button.

Parcel Identifier (PID) ?      Legal Description ?

+ Add Another PID    OR    + Add Manual Entry Land

> When should another PID be added?

No PID ?



# Resources





# LOTR Website: [landtransparency.ca](https://landtransparency.ca)

Property Owners >>  
Common Questions  
and Answers

myLTSA Help

The screenshot shows the website's header with the logo 'Land Owner Transparency Registry' and a navigation menu. The main banner features an aerial photograph of a city street with a prominent building that has a circular rooftop structure. A white text box is overlaid on the bottom left of the banner with the text 'Land Transparency. Protected.'

# Resources

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**Land Owner Transparency Act:** [www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/19023](http://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/19023)

**Land Owner Transparency Regulation:** [www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/250\\_2020](http://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/250_2020)

**BC Government:** [www.gov.bc.ca/landownertransparency](http://www.gov.bc.ca/landownertransparency)

- **Interpretation:** [www2.gov.bc.ca/gov/content/housing-tenancy/real-estate-bc/land-owner-transparency-registry/interpretation](http://www2.gov.bc.ca/gov/content/housing-tenancy/real-estate-bc/land-owner-transparency-registry/interpretation)
- **Enforcement:** [www2.gov.bc.ca/gov/content/housing-tenancy/real-estate-bc/land-owner-transparency-registry/enforcement](http://www2.gov.bc.ca/gov/content/housing-tenancy/real-estate-bc/land-owner-transparency-registry/enforcement)
- **Indirect control:** [www2.gov.bc.ca/gov/content/housing-tenancy/real-estate-bc/land-owner-transparency-registry/indirect-control](http://www2.gov.bc.ca/gov/content/housing-tenancy/real-estate-bc/land-owner-transparency-registry/indirect-control)

# Resources

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**Land Owner Transparency Registry:** [www.landtransparency.ca](http://www.landtransparency.ca)

**Land Title Practice Manual:** <https://ltpm.ltsa.ca/land-owner-transparency-act-sbc-2019-c-23>

<https://ltpm.ltsa.ca/detailed-listing-fees-common-land-title-transactions>

## Contact:

- **LOTR:** [lotr@ltsa.ca](mailto:lotr@ltsa.ca)
- **Customer Service Centre:** 1-877-577-LTSA (5872) or 604-630-9630 Option 2



# Quiz





# Q & A





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Registry

# Thank you



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