



HOME OWNERSHIP INCENTIVE (HIP) PROGRAM FREQUENTLY ASKED QUESTIONS

1. What is a Real Property Report and how do I get one?

Real estate transactions almost always require a current Real Property Report (RPR). An RPR is a legal document an Alberta Land Surveyor prepares. It's basically a high level drawing of the property, the boundaries, and the buildings and structures on it, so buyers know exactly what they're buying.

At the time of listing the property, the Seller should locate the RPR. If the RPR cannot be found, a new RPR should be ordered, as soon as possible. Survey companies can take some time to survey properties and complete the RPR. Ordering a rush RPR will incur additional costs. After the survey is completed, it must be submitted to the municipality for compliance. This process can take additional time.

An RPR contains:

- legal description and municipal address of the property
- date of land title search and date RPR was done
- Certificate of Title (land title) number and names of registered owner(s)
- location and description of all buildings and structures (e.g. decks, fences) with dimensions, directions and distances from the property boundaries
- location and dimensions of any visible encroachments (i.e. buildings or structures that are too close or even beyond the property line)
- designation of adjacent properties, roads, lanes
- evidence of municipal compliance (i.e. the RPR has been reviewed by your municipality and adheres to all municipal bylaws and regulations. They usually stamp and date compliance directly on the RPR)
- illustrations of any easements that affect the property (an easement is an agreement between the property owner and some other party (usually your municipal authority or utility) for them to utilize part of your property as needed)
- Certified Land Surveyor's duly signed certification and opinion on any concerns
- copyright of the RPR to the land survey company

[\[https://www.reca.ca/consumers/property-considerations/real-property-reports/\]](https://www.reca.ca/consumers/property-considerations/real-property-reports/)



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More information on RPRs in Alberta can be found here:

<https://www.alsa.ab.ca/Surveys-in-Alberta/Real-Property-Reports#:~:text=What%20is%20a%20Real%20Property,the%20Manual%20of%20Standard%20Practice>

You can search the internet for the applicable area you need a surveyor for by the area name and Land Surveyors' Association. For example: search *Alberta Land Surveyors' Association*. These association websites will usually have a search function for a list of practitioners, members, or survey companies. Here is a link to the *Alberta Land Surveyors' Association* search page:

<https://www.alsa.ab.ca/Find-an-Individual>.