

Selling your home

What is a Compliance Certificate?

Compliance Certificate is confirmation from the Town of Vegreville on whether or not development (siting and use of buildings) on a property meets with the regulations of the Land Use Bylaw. This compliance review of a property is based on a real property report of the property.

When do I need one?

A Compliance Certificate is usually a condition placed on the seller by either the purchaser or their lending institution in order to protect their clients' investments. Standard real estate purchase contracts often require the seller to obtain a Compliance Certificate. The Town of Vegreville does not require you to obtain a Compliance Certificate however it is provided as a service when requested.

A Compliance Certificate can be requested when:

- real estate is sold, or purchased
- financial institutions require a statement when approving mortgages
- lawyers representing home buyers may request a statement
- standard residential real estate purchase contracts

A request for a Compliance Certificate must be accompanied by at least two original copies of the real property report of the subject parcel, prepared by an Alberta Land Surveyor. If the date of the real property report is not current with the date of the compliance request, the Town will require that a Statutory Declaration be signed by the owner stating that there have been no additions, construction or changes of use.