

IS YOUR CONDO 'BILL 106 READY'?

Bill 106 – which introduced changes to the *Condominium Act, 1998*, and other legislation through the *Protecting Condominium Owners Act, 2015*, and the *Condominium Management Services Act, 2015* – has received Royal Assent, and sometime within the next 6-12 months it is expected that many, if not all, of its provisions will begin to come into force as the regulations that support and clarify it are prepared and published.

- *Are you ready for what's coming?*

The amendments made by Bill 106 are significant and substantial. There are changes that might impact your current standard unit definitions, deductible clauses, indemnities, mediation provisions and other sections in your declaration, by-laws or rules. Common terms, such as “repair” and “maintenance”, have new meanings, which could affect the interpretation and application of your governing documents, as well as your standard practices.

- *Clifton Kok LLP can help.*

The legal team at Clifton Kok LLP has, combined, more than 30 years' experience dealing with the current legislation (which has only been in place for almost 15 years). We have served literally hundreds of condominium corporations, as well as numerous developers and unit owners, encountering almost every situation and circumstance that the *Condominium Act, 1998*, was designed to address.

Consistent with that depth of knowledge and experience, we have endeavoured to examine the various changes introduced by Bill 106 and what they will mean for condominium boards, managers and unit owners. You can read some of our views and analysis in the Bill 106 Blog on our website (www.cklegal.ca/bill-106-blog.html).

- *To help prepare for the implementation of the new law, from April 1 to June 30, 2016, we are offering a “Bill 106 Readiness Review” package as a service to our condominium corporation clients.*

The **Bill 106 Readiness Review Package** includes the following services:

- We will make a comprehensive review of your corporation's current declaration (including all amendments), by-laws and rules.
- We will provide you with a detailed written report explaining what issues we have identified in your documents that could be impacted by the provisions of Bill 106, and how we recommend these be addressed (if at all).
- Once the regulations are enacted, we will provide follow-up notification(s) to you of any matters we identify as requiring clarification or further action to ensure your corporation's compliance with the new legislation.

This service package is offered for a limited time for a **one-time fee of \$750**, inclusive of disbursements and HST. To take advantage of this offer, email rbell@cklegal.ca. We look forward to helping your condominium become *Bill 106 Ready*.