
REAL ESTATE CONVEYANCE FEES

Effective February 2025

Cash Purchase:

Fees:	\$1,040.82
Disbursements:	\$254.18
TOTAL ACCOUNT	\$1,295.00 plus tax

Third Party Charges that will apply:

Strata form, varies by strata	\$0-60
Property Tax search fees, varies by municipality	\$9 - \$95
Errors and Omissions Insurance	\$21
Government Registration	Starting \$102.26

Purchase with one mortgage through one of the major banks (RBC, Scotia, BMO, Vancity, etc):

Fees:	\$1,140.82
Disbursements:	\$254.18
TOTAL ACCOUNT	\$1,395.00 plus tax

Third Party Charges that will apply:

Strata forms, varies by strata	\$0 - \$250
Title Insurance, varies by property value, mortgage, etc.	Starting \$125
Insurance Binder, varies by lender requirements	\$0 - \$100
Property Tax search fees, varies by municipality	\$9 - \$140
Errors and Omissions Insurance	\$21
Government Registration	Starting \$189.73

Clear Title Sale:

Fees:	\$910.01
Disbursements:	\$184.99
TOTAL ACCOUNT	\$1,095.00 plus tax

Additional payouts: Starting \$75.00 plus tax each, plus any courier fees if applicable.

Holdbacks: Starting \$75.00 per holdback

Third Party Charges that will apply:

Errors and Omissions Insurance	\$21.00
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Sale with one discharge:

Fees:	\$1,010.01
Disbursements:	\$184.99
TOTAL ACCOUNT	\$1,195.00 plus tax

Additional payouts: \$75.00 each, plus any courier fees if applicable

Additional mortgage discharges \$150.00

Holdbacks: Starting \$75.00 per holdback

Third Party Charges that will apply:

Government Registration (if not charged by the bank)	\$37.85 per charge on title.
Errors and Omissions Insurance	\$21.00

Assignment Transaction:

Acting for the Assignor	Fees starting \$600.00 (depends on number of releases of the proceeds), plus disbursements, and tax
Assignment Acting for the Assignee	Fees starting \$650.00, plus disbursements and tax

Refinance with one mortgage discharge through one of the major banks (RBC, Scotia, BMO, Vancity, etc):

Fees:	\$1,010.43
Disbursements:	\$234.57
 TOTAL ACCOUNT	 \$1,245.00 plus tax

Additional payouts: \$75.00 plus courier fees
Additional mortgage discharges \$150.00

Third Party Charges that will apply:

Government Registration	\$125.21
Errors and Omissions Insurance	\$21.00
Title Insurance, varies by property value, mortgage, etc.	Starting \$125

Common Additional Fees:

New Construction	\$150
Purchase Price over One-Million Dollars	\$100
Out of Town Signing	\$100
Leasehold	\$200
Rush Transactions	\$100-300 and up
Foreclosure	\$200
Estate Sale	\$150
Same Day Purchase and Sale (charged on purchase only)	\$100
Company Purchaser	Starting \$300
Mobile Appointment	Starting \$200
Power of Attorney Signing	\$100
B Lender	Starting \$100
Non-Resident Seller (acting for purchaser)	\$150
Non-Resident Seller (acting for seller)	\$200
Separation	Starting \$150
Draw Mortgage	\$250 per draw plus \$12 title search per draw
Holdback for Draw Mortgage	Starting \$50 plus tax per month
 Land Owner Transparency Report as part of a conveyance	 Starting \$250 plus \$50 registration fee
Drafting of Contracts	Starting \$1,000
Transmission to Surviving Joint Tenant	\$800
Transmission to Executor/Administrator	Starting \$900
Bridge Loan Financing	\$250
Bare Trust Declaration	Starting \$400
Change of Name on Title	\$200

- Note 1: *Insurance binders (required by all lenders) typically range in price from \$40.00 to \$100.00.*
- Note 2: *Title Insurance, **only if required** by the lender starts at \$125.00 and is based on the purchase price, amount of the mortgage registration, and risk factors as assessed by the insurer.*
- Note 3: *Stratified properties require that a Strata Form F be registered with the Land Title Office. The cost to obtain a Strata Form F is typically between \$21.00 - \$80.00. Strata Form B Information Certificates are required by the lender. Please have your realtor or mortgage broker forward this to our office, if they have obtained one, to avoid fees associated with this requirement. If the Strata Form B has expired, we will have to obtain a new one. The cost to obtain the Strata Form B is typically between \$45.00-\$150.00, plus they may charge for attachments and per page for photocopies. Rush fees may apply by the strata corporation if documents are ordered with less than 7 business days notice. Rush fees may be substantial.*
- Note 4: *On all purchase transactions, a tax certificate is obtained. Fees vary by municipality, but in the tri-cities range from \$30.00 to \$140.00. The certificate is obtained to protect the purchaser as any outstanding property taxes or utilities transfer with the property and as a requirement for the lender funding.*
- Note 5: *The cost to obtain copies of Non-Financial Charges registered on title is approximately \$18.03. Obtaining copies of these documents is for the benefit of a purchaser and optional.*
- Note 6: *All fees are estimates based on the typical conveyancing process. Fees may increase for more complicated transactions, such as where one or both parties are corporations, or with exceptional financing demands. All third-party fees are estimates based on typical industry prices and may vary depending on actual prices charged by third party service providers.*
- Note 7: *The information provided above is for general information and guidance. **Prices are subject to change without notice.***