



Hotsheet

TitlePLUS^{®1} Residential Title Insurance – Ontario Streamlined Search Requirements for Realty Taxes and Municipally Supplied Utilities

The TitlePLUS program is pleased to announce changes to our search requirements² for realty taxes and municipally supplied utilities.

For realty taxes:

- Verbal or online responses are acceptable. If not available, we will accept the vendor's undertaking to pay all outstanding taxes to the date of closing or as set out on the Statement of Adjustments, and an undertaking to re-adjust.
- For new houses and condominiums where realty taxes have not yet been separately assessed, it is sufficient to obtain the builder's undertaking to readjust.³

For municipally supplied utilities:

- **Water and sewage arrears:**
 - Verbal or online responses are acceptable. If not available, we will accept the vendor's undertaking to pay all charges to the date of closing.
 - No searches are required if:
 - charges are included in the common expenses for a condominium; or
 - for a new home, you are receiving an undertaking to readjust/pay any amounts owing from the vendor.
- **Gas Arrears:**
 - Where the gas supplier is municipal and charges form a lien on the property, the same requirements as for water and sewage charges apply.

For County of Carleton Law Association (“CCLA”) Documents and the Standard Closing Documents of the Lawyers’ Working Group on Lawyers and Real Estate:

- We will continue to accept the CCLA “Vendor’s Closing Certificate;” and
 - We will also accept the “Vendor’s Closing Certificate” of the Working Group on Lawyers and Real Estate⁴,
- in satisfaction of our search requirements for realty taxes and municipal utilities.

If you have any questions, please contact your TitlePLUS consultant or the TitlePLUS Customer Service Centre at 1-800-410-1013 or 416-598-5899.

¹ The TitlePLUS policy is underwritten by Lawyers’ Professional Indemnity Company (LAWPRO[®]). Please refer to the policy for full details, including actual terms and conditions.

² Different search requirements may apply to transactions involving resale freehold homes on municipal services from \$1.5 million to \$2 million, and resale freehold homes on private services from \$1 million to \$2 million. Please call for details.

³ For resale of recently constructed houses or condominiums, see Hotsheet in Help menu on titleplus.lawyerdonedeal.com.

⁴ See <http://www.lawyersworkinggroup.com/OnStandardClosingDoc.html>

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