

NATIONAL ASSEMBLY

SECOND SESSION

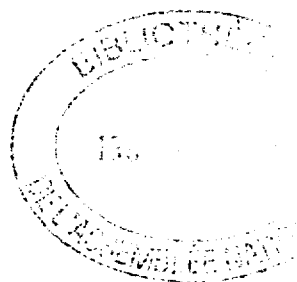
THIRTY-FIFTH LEGISLATURE

Bill 14

An Act to amend the Real Estate Brokerage Act

Introduction

**Introduced by
Mr Bernard Landry
Minister of Finance**



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EXPLANATORY NOTES

This bill confers on the Association des courtiers et agents immobiliers du Québec the power to institute penal proceedings in respect of certain offences under the Real Estate Brokerage Act and authorizes it to keep the fine imposed where it has taken charge of the proceedings. The bill also changes the prescription period for certain offences.

In another connection, the Association and certain persons acting on its behalf are granted immunity from prosecution in respect of acts performed in good faith in the exercise of their functions. Lastly, amendments are made to the rules concerning the fixing of the fees the Association may require from its members.

LEGISLATION AMENDED BY THIS BILL:

- Real Estate Brokerage Act (R.S.Q., chapter C-73.1);
- Act respecting the Inspector General of Financial Institutions (R.S.Q., chapter I-11.1).

Bill 14

An Act to amend the Real Estate Brokerage Act

THE PARLIAMENT OF QUÉBEC ENACTS AS FOLLOWS:

1. Section 75 of the Real Estate Brokerage Act (R.S.Q., chapter C-73.1) is amended

(1) by replacing the words “chargeable fees established under the first paragraph” in the second line of the second paragraph by the words “fees chargeable for the issue or renewal of a certificate”;

(2) by replacing the words “the area of” in the fourth line of the second paragraph by the words “matters of penal proceedings,”.

2. Section 155 of the said Act is amended by adding, at the end, the following paragraph:

“(17) in respect of which offences, from among the offences determined pursuant to paragraph 16, the Association may institute penal proceedings.”

3. The said Act is amended by inserting, after section 160, the following sections:

“160.1 The Association may, upon a resolution of its board of directors and in accordance with article 10 of the Code of Penal Procedure (chapter C-25.1), institute penal proceedings for an offence under section 156 or 157 or under a regulatory provision to which paragraph 17 of section 155 applies, or for an offence under section 160 if that offence relates to any of those offences.

“160.2 The fine imposed for an offence under section 160.1 belongs to the Association where it has taken charge of the penal proceedings.

“160.3 Penal proceedings for an offence other than an offence under section 158 are prescribed one year after the date of opening of the investigation record relating to the offence. However, no proceedings may be instituted if more than five years have elapsed from the date of commission of such an offence.

A certificate of the Inspector General or of the secretary of the Association, as the case may be, indicating the date of the beginning of the investigation is, failing any evidence to the contrary, conclusive proof of such date.”

4. The said Act is amended by inserting, after section 164, the following section:

“164.1 In no case may proceedings be instituted against the Association, the members of its board of directors, the persons authorized by the Association to act on its behalf, the professional inspection committee or the members thereof by reason of acts performed in good faith in the exercise of their functions.”

5. Schedule I to the Act respecting the Inspector General of Financial Institutions (R.S.Q., chapter I-11.1) is amended by inserting the following after “Act respecting security fund corporations (chapter C-69.1)”:

“Real Estate Brokerage Act (chapter C-73.1)”.

6. The board of directors of the Association des courtiers et agents immobiliers du Québec may, in the year in which this Act comes into force and in the next two years, determine, by a resolution subject to the approval of the Inspector General, the fees payable in that period to allow the Association to fulfil its responsibilities in matters of penal proceedings under the Real Estate Brokerage Act.

The fees are payable on the date or dates fixed by resolution of the Association. Where the holder of a real estate broker’s certificate or real estate agent’s certificate fails to make a required payment on the date so fixed, the certificate is suspended by operation of law.

7. This Act comes into force on (*insert here the date of assent to this Act*).