

BC/AB Building Management, Strata/Condo, and Tenancy Law Updates

Research for the Canadian Building Manager Institute (CBMI) — CPBM™ Certification Course

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Scope: New, upcoming, in-progress, and proposed building management, condominium/strata, and tenancy laws relevant to building superintendents and building managers in British Columbia and Alberta.

IMPORTANT NOTE ON SOURCES AND NON-PUBLIC INFORMATION

This report is compiled entirely from **publicly available sources**: government legislative databases (BC Laws, Alberta Queen's Printer/Open Government, the Legislative Assembly of BC and Alberta), government news releases, regulator websites (BCFSA, Technical Safety BC, Alberta Municipal Affairs, Safety Codes Council, AEDARSA, ABSA), industry association bulletins, and law-firm/legal-aid client bulletins. **No non-public, leaked, or insider information was used or is accessible to this research process.** Every item below is labeled with its actual public status (in force / passed-not-yet-in-force / bill in progress / consultation / policy announcement) and a source URL so CBMI can verify and re-check before publishing course content. Where a source's exact effective date or bill number was not stated on the page, this is noted explicitly rather than inferred.

Given that legislative and regulatory pages are frequently updated, all "current to" dates and statuses reflect what was published as of the search dates in **August 2026**. CBMI should re-verify high-stakes items (especially bill passage status) close to course publication and periodically thereafter.

PART 1: BRITISH COLUMBIA

1.1 Residential Tenancy Law

Bill 11 – 2026: Residential Tenancy Amendment Act, 2026 (PASSED — Royal Assent received; check in-force dates for specific provisions)

- **Citation:** Bill 11, *Residential Tenancy Amendment Act, 2026*, amending the *Residential Tenancy Act*, S.B.C. 2002, c. 78 ([Bill 11 text](#), [lims.leg.bc.ca](#); [PDF version](#))
- **Status:** Introduced (First Reading) March 4, 2026, sponsored by Hon. Christine Boyle, Minister of Housing and Municipal Affairs ([QuickScribe legislative tracker](#)). **Passed Third**

Reading and received Royal Assent on April 16, 2026 ([Pivot Legal Society / CLAS statement](#)).

Individual provisions come into force per a commencement table in the Act (some sections may require separate Orders in Council – CBMI should verify specific in-force dates against the [Residential Tenancy Act text on BC Laws](#), which states the Act "is current to February 3, 2026" and directs readers to the Table of Legislative Changes for provisions "not in force").

- **What it does:** Reorganizes the Act's interpretation provisions (new Part 1.1 – Scope of Act, including a new Division 2 – Special Provisions for Supportive Housing); introduces a new defined term "authorized person"; and – per the government's own announcement – amends the RTA "to provide new tools to address health and safety issues in supportive housing and protect tenant rights," including tools to keep weapons out of supportive housing, de-escalate health/safety risks, and in extreme cases temporarily restrict a tenant's access to a supportive-housing building while an expedited eviction hearing is pending ([BC Gov News release, "Strengthening health and safety in supportive housing"](#)).
- **Controversy flag:** Tenant advocacy groups (Community Legal Assistance Society and Pivot Legal Society) characterize the amendments critically, stating they "expand landlords' power to order arbitrary evictions, including for possession of a 'weapon'" (a term they say is undefined and could include everyday items), allow lock-outs pending eviction hearings without an obligation to provide alternate housing, and grant Cabinet broad regulation-making power over supportive-housing tenant rights without further legislative process ([Pivot Legal Society statement](#)). Building managers should be aware this is a live public-policy controversy, not settled consensus.
- **Practical impact on building managers:** This primarily affects **supportive housing operators** rather than typical private residential/mixed-use buildings. However, any building manager involved in supportive/transitional housing, or buildings with a housing-support services agreement, should understand the new access-restriction and eviction tools and their documentation requirements. General market-rental building managers are not directly targeted by this bill, but should monitor forthcoming regulations under it, since the government has signaled it retains open-ended regulation-making authority in this area.

2026 Annual Rent Increase Cap — 2.3% (IN FORCE for 2026; watch for 2027 announcement)

- **Citation:** Rent increase limit set under the *Residential Tenancy Act / Residential Tenancy Regulation* ([Province of BC – Rent increases](#))
- **Status:** In force for the 2026 calendar year.
- **Details:** The maximum allowable rent increase for 2026 is 2.3%, down from 3.0% in 2025 ([CBC News](#); [Province of BC](#)). BC ties the annual cap to inflation (no longer "inflation + 2%," per 2018 reform) ([Province of BC — More Homes for People](#)).
- **Practical impact:** Building managers responsible for issuing rent-increase notices (Form RTB-7, minimum 3 full months' written notice) must use the correct year's cap. The rate is reset annually – CBMI's course materials should note this is **not a fixed number** and should

direct students to check the current-year rate before each renewal cycle rather than memorizing 2.3%.

Bill 11 / Miscellaneous Statutes Amendment Act, 2026 — Broader Enforcement and Tenancy Provisions (BILL IN PROGRESS as of the source date)

- **Citation:** *Miscellaneous Statutes Amendment Act, 2026* (bill number not stated on the government release) ([BC Gov News, "Modernizing enforcement, housing, justice tools"](#))
- **Status:** Introduced in the Legislative Assembly April 1, 2026; page last updated May 28, 2026. Government's own release states the amendments are proposed and would take effect "if passed by the legislature" — i.e., **still a bill in progress at last update**, not yet confirmed as law.
- **What it does:** An omnibus bill touching several statutes; government messaging states it "supports... fairer tenancy rules" among other measures (alongside changes to the *Judicial Review Procedure Act*, *Fuel Price Transparency Act*, and *Zero-Emission Vehicles Act*). The specific tenancy-related provisions are not detailed in the release.
- **Practical impact:** CBMI should track this bill's progress and final content before finalizing course material, since the tenancy-related aspect is currently vague in public reporting.

BC Ministry of Housing and Municipal Affairs — Bills 17 & 18, 2026 (Local Government, not directly building-manager-facing, but relevant to housing policy context)

- **Citation:** Bill 17 – *Housing and Municipal Affairs Statutes (Code of Conduct) Amendment Act* and Bill 18 – *Housing and Municipal Affairs Statutes (Parental Leave) Amendment Act, 2026* ([SMS BC summary](#))
- **Status:** Proposed April 2, 2026; described as in "early legislative stages" — **bills in progress, not yet passed** as of the source's publication.
- **What they do:** Bill 18 would create a 26-week parental leave standard for local elected officials; Bill 17 would set mandatory codes of conduct for municipal councils. These affect local government governance, not building operations directly, but are included here for completeness since CBMI's course may reference the broader BC housing-legislation landscape. Not directly relevant to day-to-day building manager duties.

1.2 Strata/Condominium Law

Strata Insurance Reform Package (PARTIALLY PASSED — legislative amendments passed; regulations pending)

- **Citation:** Amendments to the *Strata Property Act*, S.B.C. 1998, c. 43 addressing strata insurance (specific bill number not identified in available sources — CBMI should verify against [BC Laws Strata Property Act](#), current to February 3, 2026)
- **Status:** "During the summer session, BC MLAs passed the following legislative amendments as the first step to address strata insurance concerns" — legislative amendments passed,

but most operational detail depends on regulations not yet finalized ([BCREA — Strata Insurance Update](#)).

- **What it does / will do:**
 - Adds insurance information to the Form B Information Certificate.
 - Strengthens insurer notification requirements to strata corporations regarding coverage changes, cost changes, or non-renewal.
 - Requires strata corporations to inform owners about insurance coverage and notify them of policy changes, including increased deductibles.
 - **Ends referral fees** between insurers/insurance brokers and property managers or other third parties.
 - Requires insurance brokers to disclose commission amounts.
 - Sets clearer guidelines on what strata corporations must insure.
 - Allows stratas to use contingency reserve funds to pay for unexpected insurance-deductible costs, subject to conditions.
([BCREA summary](#))
- **Regulatory consultation status:** BCFSA (BC Financial Services Authority) published an interim report in June and a **Final Report** on the strata property insurance market, describing it as "unhealthy" due to rapid premium increases, insurer losses, insurers leaving the market, and capacity challenges. The report outlines contributing factors and recommends further steps, but **BCFSA states it will continue working with stakeholders and government on solutions** — meaning some elements remain at the policy-recommendation stage rather than finalized regulation ([BCFSA Strata Property Insurance Final Report FAQ, PDF](#)).
- **Practical impact on building/strata managers:** This is one of the most operationally significant items for strata managers. Building/strata managers who receive referral fees from insurers or brokers must stop this practice once in force. Managers should prepare to update Form B disclosures, insurance notification protocols, and educate strata councils about contingency fund use for insurance deductibles. CBMI should flag to students that **implementing regulations are still pending** — the exact compliance dates for several of these items were not stated in available public sources as of this research and should be monitored via [BCFSA's site](#) and the Province's [strata insurance page](#).

Strata Depreciation Report Deadlines (PASSED, PHASED EFFECTIVE DATES — some upcoming in 2026/2028)

- **Citation:** *Strata Property Regulation*, B.C. Reg. 43/2000, s. (depreciation report provisions), last amended October 27, 2025 by B.C. Reg. 187/2025 ([BC Laws — Strata Property Regulation](#))
- **Status:** In force; deadlines are tiered and phased.
- **Details:** Strata corporations with 5+ lots that lack a depreciation report, or whose last report predates December 31, 2020, must obtain a new depreciation report by:
 - **July 1, 2026** for strata corporations in Metro Vancouver, the Fraser Valley, and the Capital Regional District (with some exceptions for islands accessible only by boat/air)

(Province of BC; [StrataNotes.ca](#) guide).

- **December 31, 2026** for strata plans located wholly/partly in a "specified area," and **December 31, 2028** for strata plans wholly outside a specified area (per the regulation text itself) ([BC Laws — Depreciation report regulation](#)). Note: sources show slightly different phrasing of deadlines (July 1, 2026/2027 in some commercial guides vs. Dec 31, 2026/2028 in the regulation text) — CBMI should pull the authoritative regulation text directly for the course and clarify the "specified area" definition.
- **Practical impact:** Building/strata managers must track which deadline tier their building(s) fall into and ensure a qualified depreciation-report provider is engaged well in advance of the deadline, since 2026 is an active deadline year for the highest-density regions.

Electrical Planning Reports for EV Charging (PASSED, PHASED EFFECTIVE DATES)

- **Citation:** *Electric Vehicle Charging and Electrical Management Regulation* amendments to the *Strata Property Act* (Bill 22) and *Strata Property Regulation* ([Province of BC — Electrical planning report](#); [Metro West Building Services on Bill 22](#))
- **Status:** In force since December 6, 2023 for the EV-charging approval process; the electrical planning report **obtaining deadline is upcoming**.
- **Details:** Strata corporations with 5+ lots must obtain an electrical planning report by **December 31, 2026** or **December 31, 2028**, depending on location ([Province of BC](#)). Sections 90.1–90.3 of the *Strata Property Act* (added by Bill 22) make it harder for strata corporations to unreasonably refuse EV charger installation requests ([LM Law bulletin](#)).
- **Practical impact:** Building managers should proactively schedule electrical planning reports before the deadline and understand the new statutory approval timelines/criteria for EV charger requests from unit owners — a frequent point of dispute in strata buildings.

End of Rental and Age Restriction Bylaws (IN FORCE since 2022 — background/context item)

- **Citation:** *Building and Strata Statutes Amendment Act, 2022*, amending the *Strata Property Act* ([VISOA summary](#); [Province of BC — Changes to strata legislation](#))
- **Status:** In force since **November 24, 2022**. Included here as essential background since building managers newer to the field may still encounter outdated bylaws.
- **Details:** No strata corporation or section may have a residential rental-restriction bylaw; all pre-existing rental-restriction bylaws became automatically invalid on that date. Age-restriction bylaws were also limited (with an exception preserving 55+ age restrictions). Short-term rental bylaws are unaffected by this change and strata corporations retain authority to limit/ban short-term rentals via bylaw ([Province of BC](#)).
- **Practical impact:** Building managers must ensure any bylaw amendments, move-in packages, or owner communications reflect that rental restrictions are void — a common legacy compliance error in older strata documentation.

1.3 Building Codes

BC Building Code (BCBC) 2024 — Revisions and Phased Provisions (IN FORCE, with a scheduled future amendment cycle)

- **Citation:** *BC Building Code 2024*, under the *Building Act* ([Province of BC — BC Building Code 2024](#))
- **Status:** In force; base code effective March 8, 2024, with adaptable-dwelling and seismic-design provisions phased to **March 10, 2025** ([SLRD notice](#); [Information Bulletin B24-10-R, PDF](#)).
- **Revision 6 (Effective June 16, 2025):** Updates to adaptable dwelling unit provisions, aimed at easier design/construction with more flexibility ([Province of BC — Errata and revisions](#)).
- **Single Exit Stair (SES) provisions — Revision 3 (Effective August 27, 2024) and further January 2026 amendment:** The BCBC now permits certain low- and mid-rise multi-unit residential buildings (up to six storeys) to be built with a single exit stair, subject to sprinklers, smoke management, and other safeguards ([AIBC summary](#); [BC Gov News](#); [Vancouver Stairs — BC Single-Exit Staircase 2026](#)). An additional January 20, 2026 code amendment further clarified/expanded single-stair provisions for six-storey residential buildings.
- **Ongoing bulletins:** Technical bulletins continue to be issued regularly (most recently referenced: bulletins published February 25, 2026, February 2, 2026, and January 28, 2026) clarifying code requirements ([Province of BC — Bulletins page, last updated Feb 25, 2026](#)).
- **Practical impact on building managers:** While code adoption primarily affects new construction/renovation permitting (design/construction professionals), building managers overseeing renovations, tenant improvements, or major system replacements in older buildings need to know which code edition applies to their permit application and should coordinate with permit-holders on adaptable-dwelling and fire-safety implications. Single-exit-stair buildings, once occupied, will also carry different fire-safety/evacuation procedures that building managers must incorporate into fire safety plans.

BC Fire Code — Ongoing Updates (IN FORCE; monitor for further amendments)

- **Citation:** *BC Fire Code 2024*, under the *Fire Safety Act* ([Province of BC — BC Fire Code](#); [Fire Safety Act — BC Archives, changes-in-force table](#))
- **Status:** In force; base 2024 edition effective March 8, 2024, with Revision 1 (tall wood building construction requirements) effective April 10, 2024. Fire Safety Act amendments in force August 1, 2024 (B.C. Reg. 248/2024).
- **Practical impact:** Building managers responsible for fire safety plans, fire drills, and life-safety systems must ensure their documentation reflects the current Fire Code edition — this is a foundational compliance area for the CPBM™ curriculum's life-safety module.

Vancouver Building By-law (VBBL) — Ongoing Amendments (IN FORCE base bylaw; miscellaneous amendments approved in principle, apartment regulation update in force October 2026)

- **Citation:** *Vancouver Building By-law No. 14343* (current edition took effect September 15, 2025) ([Courthouse Library BC — VBBL overview](#), last revised July 8, 2026; [City of Vancouver — VBBL](#))
- **Status — miscellaneous amendments:** On April 1, 2026, Vancouver City Council's Standing Committee on Policy and Strategic Priorities **approved a report in principle** on miscellaneous VBBL amendments (minor floor construction, egress, and adaptability changes) ([UDI — City of Vancouver VBBL update](#)). "Approved in principle" means this is **not yet a finalized, in-force bylaw amendment** — it still requires final bylaw adoption.
- **Status — single exterior exit stair / scissor stairs:** A December 10, 2025 Council report proposed amendments allowing Single Exterior Exit Stair and space-efficient Scissor Stair provisions; Council approved this **in principle** as well ([Report Back PDF](#), [council.vancouver.ca](#)).
- **Status — apartment zoning regulations (related Zoning and Development By-law, not VBBL itself):** Vancouver City Council approved amendments on July 28 to simplify/modernize apartment-building regulations; these apply to new residential/mixed-use buildings with more than 8 units and **take effect October 27, 2026** ([UDI — Updating Apartment Regulations](#)). This is a **passed-but-not-yet-in-force** item with a firm future effective date.
- **Practical impact:** Vancouver-specific building managers/supers involved in renovation or redevelopment projects should track the October 27, 2026 apartment regulation changes and the pending single-exit-stair/scissor-stair by-law finalization, since these affect renovation feasibility and permitting for mixed-use buildings.

1.4 Elevators / Life Safety

Technical Safety BC — Elevating Devices Codes and Hoistway Access Consultation (CONSULTATION CLOSED; outcome/regulation pending)

- **Citation:** "2019 Elevating devices codes and hoistway access consultation," Technical Safety BC ([engage.technicalsaftybc.ca](#))
- **Status:** Consultation ran September 26 to November 3 (year not fully specified in the fetched page — note the URL slug references "2019" but subsequent related bulletins are dated 2023, so this appears to be a longer-running initiative with periodic updates; CBMI should verify the exact consultation year directly with Technical Safety BC before citing a specific year in course materials). **Consultation is now closed**; regulatory/code-adoption outcomes are described as being posted "as needed" — meaning **final adoption is not yet confirmed as of this research**.
- **What it covers:** Adopting the most recent editions of elevator codes; adopting a new-to-BC code series for mast-climbing transport platforms used in construction; updating the process for non-mechanics to access elevator hoistways; and formalizing further changes into regulation.

- **Practical impact:** Building managers who coordinate hoistway access for cleaning, moving, or maintenance staff (non-mechanics) should watch for updated access procedures once this consultation's outcomes are formalized into regulation.

New ASME A17.1-2025/CSA B44:25 Safety Code for Elevators and Escalators — Not Yet Applicable in BC (Relevant primarily to Alberta; see AB section — but flagged here for BC awareness)

- BC's elevating devices are separately regulated through the *Elevating Devices Safety Regulation*, B.C. Reg. 101/2004, last amended March 31, 2022 ([BC Laws](#)). CBMI should check directly with [Technical Safety BC](#) for whether/when BC plans to adopt the new ASME A17.1-2025/CSA B44:25 edition (published January 30, 2026; Alberta has scheduled adoption for February 1, 2027 — see AB section below). No BC-specific adoption date was found in available public sources as of this research.

Technical Safety BC — Directive: Mandatory Maintenance (Revision 3) (IN FORCE — clarifying directive, not new law)

- **Citation:** Directive D-L4 101125 4, Revision 3, "Mandatory Maintenance," issued February 4, 2026 ([Technical Safety BC](#))
- **Status:** Issued directive, currently in effect as guidance/clarification. The underlying mandatory maintenance requirement itself has existed in regulation since 1995; this directive clarifies intervals and contract compliance under s. 21(2) of the *Elevating Devices Safety Regulation*.
- **Practical impact:** Building managers/supers who hold or renew elevator/escalator/lift maintenance contracts (covering elevators, escalators, dumbwaiters, LULAs, personnel hoists, manlifts, platform lifts, etc.) should ensure their maintenance contractor's documentation aligns with this directive's clarified requirements — a direct, practical life-safety compliance item for the CPBM™ curriculum.

Technical Safety BC — Information Bulletin: Variances for Elevating and Transportation Technology (IN FORCE — guidance)

- **Citation:** IB-ED 2026-01, issued February 17, 2026 ([Technical Safety BC](#))
- **Status:** Current guidance bulletin providing technical/administrative process for requesting variances for elevators, ropeways, and related equipment.
- **Practical impact:** Relevant to building managers overseeing older elevator equipment that may not strictly meet current code and require a documented variance request.

1.5 Short-Term Rental Regulation

Short-Term Rental Accommodations Act (STRAA) — Ongoing Amendments (LARGELY IN FORCE; regulatory amendments continuing in 2026; a 2027 municipal opt-out timing change is upcoming)

- **Citation:** *Short-Term Rental Accommodations Act*, S.B.C. 2023, c. 44 ([Province of BC — STR legislation, last updated April 1, 2026](#))
- **Status:** Passed fall 2023; principal-residence requirement operative since May 1, 2024; full enforcement (including provincial registry) since June 2025 ([Sterling Realty Group summary](#)).
- **April 16, 2026 regulatory amendment (IN FORCE):** Order in Council 145/2026 amended regulations under STRAA to update where the principal residence requirement applies, based on updated municipal criteria ([Province of BC — Subscribing for STR updates](#)).
- **2027 change to municipal opt-out timing (PASSED, NOT YET IN FORCE — future effective date):** As of 2027, municipalities with consistently high vacancy rates will have an earlier effective date to opt out of the provincial principal-residence restriction, shifting the timeline from a March 31 submission/November 1 effective date to an accelerated schedule ([BC Gov News — "Accelerating short-term rental opt-out process," updated April 17, 2026](#)).
- **Enforcement:** Fines can reach \$5,000 per day for STRAA violations; a provincial registration number is required for hosts in municipalities with population over 10,000 (and other prescribed areas) ([Province of BC; Zealty.ca summary](#)).
- **Practical impact on building managers:** Building managers in mixed-use/residential buildings should know whether their municipality has opted out (or will newly qualify for accelerated opt-out in 2027), verify that any short-term rental activity in their building complies with registry requirements, and coordinate with strata councils on separate strata bylaws restricting/banning short-term rentals (a strata corporation's authority here is independent of the STRAA registry regime — see § 1.2 above).

1.6 Speculation and Vacancy Tax (Operational Relevance)

BC Speculation and Vacancy Tax — 2026 and 2027 Rate Increases (IN FORCE for 2026; PASSED-NOT-YET-IN-FORCE for 2027)

- **Citation:** *Speculation and Vacancy Tax Act*; rate changes announced in **Budget 2026** (February 17, 2026) ([Province of BC — Updates to speculation and vacancy tax](#); [Province of BC — Tax rates](#))
- **Status:**
 - **Effective January 1, 2026 (in force):** Rate for Canadian citizens/permanent residents rose from 0.5% to 1%; rate for foreign owners/"untaxed worldwide earners" rose from 2% to 3% ([RN Canada summary](#)).
 - **Effective January 1, 2027 (passed, not yet in force):** Rate for foreign owners/untaxed worldwide earners rises further to 4%; rate for Canadian citizens/PRs remains at 1% ([Province of BC — Tax rates](#)).
 - Annual declaration deadline remains **March 31** each year ([BC Gov News](#)).

- **Related Budget 2026 property tax change:** Increased school tax rate for high-value residential property (over \$3,000,000 assessed value), effective for the 2027 tax year ([Lawson Lundell — BC Budget 2026 highlights](#)).
- **Practical impact:** While the SVT is a property-owner tax obligation rather than a direct building-manager duty, building/property managers who assist owners (especially corporate/holding-company owners of staff housing or investment units) with declarations, or who manage buildings where a meaningful share of units are subject to the tax, should understand the escalating 2026→2027 rate schedule when advising ownership or budgeting for potential unit turnover/vacancy pressure ([RN Canada — SVT business impact](#)).

PART 2: ALBERTA

2.1 Residential Tenancy Law

Alberta Residential Tenancies Act (RTA) — No General Rent Cap; Standard Notice/Timing Rules (BACKGROUND — in force, unchanged in fundamentals)

- **Citation:** *Residential Tenancies Act*, S.A. 2004, c. R-17.1 ([Open Government — Residential Tenancies Act](#); [full text, mhchs.ca copy](#))
- **Status:** In force; no provincial rent cap exists in Alberta.
- **Details:** Landlords cannot increase rent until at least 365 days have passed since the tenancy started or the last increase, whichever is later, and must give a minimum of 3 months' written notice using the proper form ([Alberta.ca — During a tenancy](#); [Alberta Law Review Blog \(ABlawg\) discussion of s.14](#)). This differs sharply from BC's percentage-capped system.
- **Practical impact:** CPBM™ course content must clearly distinguish Alberta's "no cap, just notice/timing rules" approach from BC's annual percentage cap — a common point of confusion for building managers who work across both provinces.

Alberta Law Reform Institute (ALRI) — Residential Tenancies Act Review (POLICY/RESEARCH STAGE — NOT YET DRAFTED LEGISLATION)

- **Citation:** ALRI *Residential Tenancies Act* project — Issues Papers 7 and 8, and Final Report 122 on distress for rent ([ALRI project page](#); [ALRI Feb 2026 update](#); [Issues Paper 7 announcement](#))
- **Status:** This is a law-reform research project, not a bill. ALRI has published Issues Paper 7 ("Before and During a Tenancy," February 12, 2026) and Issues Paper 8 ("Ending a Tenancy"), plus Final Report 122 recommending that "distress for rent" (a landlord's common-law right to seize a tenant's goods for unpaid rent) be abolished for residential tenancies in Alberta. ALRI's own February 2026 update notes its first report "does not suggest any changes to the law" and instead surfaces issues for further study.
- **Practical impact / labeling:** This is squarely a public but pre-legislative research/consultation stage — recommendations from an independent law reform body, not government policy commitments or bill text. Building managers should treat "distress

for rent" abolition as a *possible future direction*, not current or imminent law. CBMI should present this as "policy research in progress" and monitor for any government bill responding to these ALRI reports.

RTDRS Filing Fee Changes (IN FORCE, effective April 1, 2026)

- **Citation:** Residential Tenancy Dispute Resolution Service (RTDRS) fee notice ([Alberta.ca — RTDRS](#))
- **Status:** In force since April 1, 2026.
- **Details:** New tiered filing fee structure: \$75 for claims/counterclaims of \$7,500 or less; \$150 for claims over \$7,500 (replacing a flat fee structure) ([Alberta.ca](#); [CitySearch Calgary explainer](#)).
- **Updated RTDRS Rules of Practice and Procedure** were also published February 25, 2026 ([Open Alberta — RTDRS Rules PDF](#)).
- **Practical impact:** Building managers/landlord representatives who file or defend RTDRS claims (a common Alberta building-management task for rent arrears/eviction matters) need updated fee figures for budgeting.

Correction/clarification for CBMI: Search results also surfaced "Bill 60" and "Bill 97" amendments to a "Residential Tenancy Act" taking effect July 1, 2026 and September 21, 2026, referencing a "Landlord and Tenant Board (LTB)." **These are Ontario bills and the Ontario Landlord and Tenant Board — not Alberta.** ("LTB" is Ontario terminology; Alberta's equivalent tribunal is the RTDRS.) This was verified by cross-checking against the Advocacy Centre for Tenants Ontario (ACTO), which confirms Bill 60 & Bill 97 are Ontario's *Residential Tenancies Act* amendments ([ACTO](#); [VIP Condos Toronto](#)). CBMI should **not** include this Ontario-specific content in Alberta-focused CPBM™ course material — flagging this here specifically to prevent a jurisdictional error in course content.

2.2 Condominium Law

Service Alberta Statutes Amendment Act, 2024 (Bill 30) — Major Condominium Property Act Overhaul (LARGELY IN FORCE as of February 15, 2026; some elements phasing in through 2026)

- **Citation:** *Service Alberta Statutes Amendment Act, 2024* (Bill 30), amending the *Condominium Property Act*, RSA 2000, c. C-22, the *Condominium Property Regulation*, and creating the new *Condominium Dispute Resolution Tribunal Regulation* ([Bill 30 text, PDF](#); [Alberta.ca — Supporting Alberta's condominium communities](#); [Alberta.ca — Improving the condominium and construction sectors](#))
- **Status:** Bill 30 received Royal Assent **December 5, 2024**. Most *Condominium Property Act* amendments came into force **February 15, 2026**. Associated *Condominium Property Regulation* and the new *Condominium Dispute Resolution Tribunal Regulation* came into force **February 26, 2026**. The *Condominium Dispute Resolution Tribunal (CDRT)* itself began operations **April 1, 2026** ([Alberta.ca](#); [CitySearch Calgary — Bill 30 breakdown](#); [SVR Lawyers bulletin](#)).

This is described as "the most comprehensive amendments to the Condominium Property Act in over a generation" ([Brookstone Inspection — 2026 Amendments summary](#)).

- **Key changes relevant to building/condominium managers:**
 - **Condominium Dispute Resolution Tribunal (CDRT):** A new streamlined alternative to court, operational since April 1, 2026. Initial jurisdiction covers disputes over access to condo records/documents, bylaw-based sanctions, and general meeting matters (AGMs/SGMs). Funded by a **Tribunal Service Fee of \$9 per unit per year**, payable by condominium corporations by end of calendar year, starting in 2026, plus per-application user fees ([Alberta.ca](#); [CitySearch Calgary](#)). A **mandatory one-year review** of the Tribunal will assess whether to expand its jurisdiction.
 - **Chargebacks:** Chargebacks (recovering costs from an owner, tenant, or guest's actions/inaction), if allowed under a corporation's bylaws, are now treated as "contributions." Corporations must give **written chargeback notice within 90 days** of becoming aware of the issue, and owners get **at least 10 days** to respond ([CitySearch Calgary](#); [Alberta.ca](#)).
 - **Mandatory technical analysis for new builds:** Newly constructed condominium corporations require a technical review (by professional engineers/registered architects) within the **first four years after first occupancy** ([Brookstone Inspection](#); [CitySearch Calgary](#)).
 - **Insurance changes:** Standard Insurable Unit Descriptions (SIUDs) now take effect once a corporation adopts them via special/ordinary/board resolution; rules on recovering a corporation's insurance deductible where a loss originates in a unit have changed ([RMRF Law bulletin](#)).
 - **Contact information:** Owners are now required to keep contact information up to date with the corporation ([Alberta.ca](#)).
- **Note on "building managers" terminology:** None of the available government or law-firm sources specifically use the term "building superintendent." They consistently refer to "condominium managers," "condominium management companies," and "boards." CBMI's course should map these Act-defined roles explicitly to the "building manager/superintendent" job function for clarity, since the statutory language doesn't use that exact terminology.
- **Practical impact:** This is the single most significant Alberta legislative development for the CPBM™ curriculum's condo module. Condominium/building managers must understand the new Tribunal process (and budget for the per-unit fee), update chargeback notice procedures to meet the 90-day/10-day timelines, and coordinate insurance/SIUD documentation updates with boards.

2.3 Municipal/Housing Legislation (Broader Context)

Bill 28 – Municipal Affairs and Housing Statutes Amendment Act, 2026 (BILL IN PROGRESS as of last update – introduced, not yet confirmed passed in available sources)

- **Citation:** Bill 28, *Municipal Affairs and Housing Statutes Amendment Act, 2026* ([Bill 28 text, PDF](#); [Alberta.ca – Modernizing municipal legislation](#); [ABmunis preliminary analysis, PDF](#))
- **Status:** Introduced April 2, 2026, sponsored by Hon. Dan Williams, Minister of Municipal Affairs. As of the ABmunis "Preliminary Analysis" (April 17, 2026), this remained described as **proposed legislation** – CBMI should verify current passage status directly with the [Legislative Assembly of Alberta's Bills by Legislature page](#) before course publication, as status may have changed since these sources were published.
- **What it does:** An omnibus bill amending the *Municipal Government Act*, *Alberta Housing Act*, and *Libraries Act*. Key provisions include a Ministerial power to establish a universal "Councillor Accountability Framework," public reporting requirements on development permit activity/timelines for municipalities over 15,000 population, clarified off-site levy cost rules, support for automated permitting tools, an "Automatic Yes" development-permit approval framework, Minister-established community design codes, capital reserve requirements for seniors' lodge housing assets, and clarified alignment of municipal land-use decisions with aggregate pit registrations ([Alberta.ca](#)).
- **Effective dates (if passed), per ABmunis analysis:**
 - Most *Municipal Government Act* changes: upon Royal Assent, unless otherwise noted.
 - Vacancy property tax amendment: deemed in force January 1, 2026.
 - Aggregate pit amendments: upon proclamation.
 - *Alberta Housing Act* amendments: January 1, 2027.
 - *Libraries Act* amendments: upon Royal Assent.
 - Municipal official salary disclosure: beginning in 2027. ([ABmunis analysis, PDF](#))
- **Note:** Alberta's Open Government portal separately lists a "Municipal Affairs and Housing Statutes Amendment Act, 2026 (Unproclaimed and Not in Force Sections Only)" document, updated May 14, 2026, confirming that **at least some sections of this Act have passed the Legislature but await proclamation** – i.e., this is now better characterized as **passed but not yet fully in force**, rather than purely a bill in progress, though CBMI should confirm the Royal Assent date directly ([Open Alberta](#)).
- **Practical impact:** Building managers involved in capital reserve planning for seniors' housing, or in municipalities with automated/streamlined permitting rollouts, should track this Act's proclamation schedule, especially the January 1, 2027 Alberta Housing Act provisions.

Bill 31 – Red Tape Reduction Statutes Amendment Act, 2026 (BILL IN PROGRESS – introduced, awaiting proclamation for most provisions)

- **Citation:** Bill 31, *Red Tape Reduction Statutes Amendment Act, 2026* ([Bill 31 text, PDF](#); [Alberta.ca – Implementing red tape reduction](#))
- **Status:** Introduced April 23, 2026, sponsored by the Minister of Service Alberta and Red Tape Reduction. Per the government's own tracking table, amendments "will come into force upon proclamation" – i.e., **not yet in force**.
- **What it does:** Amends several statutes including the *Professional Governance Act* and *Irrigation Districts Act* (per available snippet – full statute list not fully captured in this research; CBMI should pull the full bill text for a complete list). Not clearly tied to building-management-specific statutes based on available sources, but Alberta has a pattern of using annual omnibus "Red Tape Reduction" bills to make incremental regulatory changes across many sectors (prior examples: Bill 10/2025, Bill 38/2025, Bill 16/2024, Bill 9/2023) – CBMI should monitor each year's Red Tape Reduction bill for any provisions touching the *Condominium Property Act*, *Safety Codes Act*, or *Residential Tenancies Act*.
- **Practical impact:** Low direct relevance identified so far, but flagged for monitoring given Alberta's pattern of bundling regulatory streamlining into these bills.

2.4 Building Codes

National Building Code – 2023 Alberta Edition (NBC(AE)) (IN FORCE; second printing recently published)

- **Citation:** *National Building Code – 2023 Alberta Edition*, declared in force under the *Safety Codes Act* ([Alberta.ca – Building codes and standards](#); [NRC Canada – NBC 2023 Alberta Edition](#))
- **Status:** In force since May 1, 2024 (1st printing); a 2nd printing was published August 17, 2026 ([Alberta.ca](#); [Safety Codes Council notice](#)).
- **Details:** Based on the National Building Code of Canada 2020; introduces new energy-efficiency requirements (energy tiers) and accessibility requirements for new buildings ([BILD Alberta summary](#)).
- **Practical impact:** As with BC, this primarily affects new construction/major-renovation permitting. Building managers overseeing capital projects, envelope retrofits, or system replacements should confirm which NBC(AE) printing/edition applies and monitor [STANDATA bulletins](#) for interpretations relevant to existing buildings.

National Fire Code – 2023 Alberta Edition (NFC(AE)) (IN FORCE; second printing recently published)

- **Citation:** *National Fire Code – 2023 Alberta Edition* ([Alberta.ca – Fire codes and standards](#); [NRC Canada – NFC 2023 Alberta Edition](#))
- **Status:** In force since May 1, 2024; 2nd printing published August 17, 2026.

- **Practical impact:** Direct relevance to life-safety compliance — fire safety plans, extinguisher placement/storage, and hazardous materials handling in Alberta buildings should reference the current NFC(AE) printing. STANDATA bulletins and interpretations continue to be issued (e.g., updates in July/August 2025) ([Open Alberta — Fire code STANDATA](#)).

Passenger Ropeways and Passenger Conveyors Code (IN FORCE, effective January 1, 2026)

- **Citation:** CAN/CSA-Z98-24 Passenger ropeways and passenger conveyors code ([Alberta.ca](#))
- **Status:** Declared in force January 1, 2026.
- **Practical impact:** Niche relevance — mainly applies to buildings with moving walkways/passenger conveyor systems (e.g., large mixed-use complexes, transit-connected buildings).

2.5 Elevators / Life Safety

New ASME A17.1-2025/CSA B44:25 Safety Code for Elevators and Escalators (PUBLISHED, NOT YET IN FORCE — future effective date confirmed)

- **Citation:** ASME A17.1-2025/CSA B44:25 Safety Code for Elevators and Escalators; Alberta Municipal Affairs notice ([Notice — Publication of new code, Open Alberta](#))
- **Status:** Published January 30, 2026 and scheduled to come into force February 1, 2027 — this is a clean example of a "passed/published but not yet in force" item with a confirmed future effective date (per the notice text found in search results: "...was published on January 30, 2026, and is scheduled to come into force on February 1, 2027"). Alberta's currently-in-force elevator code remains ASME A17.1-2019/CSA-B44-19, declared in force December 1, 2022 ([Alberta.ca — Elevating devices codes and standards](#)).
- **Practical impact:** This is a **high-priority forward-looking item for the CPBM™ curriculum** — building managers overseeing elevator maintenance contracts and capital planning in Alberta should know that a new elevator/escalator safety code edition takes effect February 1, 2027, and should engage with their elevating device contractor and/or the Safety Codes Council/AEDARSA well in advance to understand transition requirements for existing equipment vs. new installations.

CSA B355:24 Platform Lifts and Stair Lifts for Barrier-Free Access (IN FORCE, effective December 1, 2025)

- **Citation:** CSA B355:24 adoption notice ([Open Alberta, PDF](#))
- **Status:** Published November 6, 2024; came into force **December 1, 2025**.
- **Practical impact:** Relevant to buildings with accessibility lifts/stair lifts — building managers should confirm any newly installed or renovated barrier-free access lift equipment complies with this now-current code.

CSA B311:24 Safety Code for Manlifts (IN FORCE, effective November 1, 2025)

- **Citation:** ([Open Alberta notice, PDF](#))
- **Status:** Published October 31, 2024; automatically came into force November 1, 2025.
- **Practical impact:** Niche relevance — applies to buildings using manlifts for maintenance access (e.g., parkades, tall building facades).

AEDARSA (Alberta Elevating Devices and Amusement Rides Safety Association) — Ongoing Bulletins

- **Citation:** AEDARSA Elevating Devices Bulletins ([AEDARSA bulletin index](#))
- **Status:** Ongoing regulatory administration; AEDARSA is the delegated administrative authority inspecting/approving newly installed or renovated elevating devices, amusement rides, and passenger ropeways in Alberta.
- **Practical impact:** Building managers should treat AEDARSA's bulletin index as a standing resource to monitor for elevating-device compliance updates throughout the CPBM™ course's shelf life.

2.6 Short-Term Rental Regulation

Alberta Tourism Levy Increase (IN FORCE, effective April 1, 2026)

- **Citation:** Tourism Levy under Alberta's tax framework, applicable to hotels, motels, inns, and short-term rental platforms (Airbnb, Vrbo) ([Immigration News Canada — 4 Alberta laws coming April 2026](#); [Wise Media — Alberta STR rules 2026](#))
- **Status:** In force since April 1, 2026.
- **Details:** The Tourism Levy increased from 4% to 6% — a 50% increase in the rate — applying to bookings purchased on or after April 1, 2026 (bookings made before that date are grandfathered at the prior rate) ([Immigration News Canada](#)).
- **Practical impact:** Short-term rental operation is regulated at the municipal level in Alberta (no province-wide licensing regime), but the Tourism Levy is a province-wide tax obligation. Building managers in mixed-use buildings that permit or must monitor short-term rental activity should ensure hosts/operators are aware of and remitting the increased 6% levy plus applicable municipal business licence fees (e.g., Calgary \$178/year, Edmonton \$94/year) ([Lodgify — Alberta Airbnb rules](#); [hømm — Edmonton STR rules 2026](#); [LawfulStay — Calgary STR regulations 2026](#)).
- **Municipal-level note:** Edmonton's city council has directed staff to propose tighter short-term rental regulation, though no primary-residence requirement is currently in force in Edmonton ([hømm — Edmonton STR rules 2026](#)) — a policy-direction signal rather than an enacted rule, worth monitoring.

2.7 Secondary Suites / Other Rental Housing Rules

Municipal Secondary Suite Rule Liberalization (Calgary and Edmonton) (IN FORCE — municipal bylaw changes, not provincial legislation)

- **Citation:** Calgary Secondary Suites Amnesty Program extension; Calgary basement-suite permitted-use change; Edmonton secondary suite permit fee update ([Alberta EC — Calgary secondary suite zoning](#); [Newsroom Calgary — Amnesty Program extension](#); [LiveWire Calgary — permitted-use change](#); [hømm — Edmonton secondary suite guide](#))
- **Status:** In force at the municipal level.
- **Details:**
 - Calgary's Secondary Suites Amnesty Program (waiving development permit and registry fees for legalizing existing unauthorized suites) has been **extended to December 31, 2026** ([Newsroom Calgary](#)).
 - Following Calgary's citywide rezoning repeal, Council voted **July 28** to make basement suites a **permitted use** rather than a discretionary one, reducing approval hurdles ([LiveWire Calgary](#)).
 - Edmonton's secondary suite development permit fee is **\$415** as of January 1, 2026 ([hømm](#)).
 - Alberta's building code framework leaves the choice of whether to allow secondary suites to individual municipalities via land use bylaws ([Alberta.ca — Secondary suites building codes](#)).
- **Practical impact:** For building managers involved in properties with legal/illegal secondary suites (more relevant to smaller multi-unit residential buildings than large mixed-use towers), the Calgary amnesty deadline (Dec 31, 2026) and the permitted-use change are time-sensitive, practical items — especially for portfolio managers with older housing stock.

PART 3: CROSS-CUTTING OBSERVATIONS FOR CBMI COURSE DESIGN

1. **BC is in an active legislative period** for tenancy law (Bill 11 passed Royal Assent April 2026) and strata insurance reform (legislative amendments passed, regulations pending) — CBMI's BC curriculum modules on tenancy and strata insurance should be flagged as "subject to imminent regulatory detail" and scheduled for a refresh cycle once BCFSA/Province finalize implementing regulations.
2. **Alberta just underwent its most significant condominium law overhaul in a generation** (Bill 30/Service Alberta Statutes Amendment Act, 2024), with most provisions now in force as of February 2026 and the new Condominium Dispute Resolution Tribunal operational since April 2026 — this should be a cornerstone, up-to-date module for the AB condo curriculum.

3. **Elevator/life-safety codes show a clear "not yet in force but confirmed future date" pattern** worth featuring in the curriculum as a teaching example: Alberta's new ASME A17.1-2025/CSA B44:25 elevator code is published now but only takes effect February 1, 2027 — useful for teaching students how to track and plan for known future compliance dates.
4. **Short-term rental regulation is a fast-moving, multi-layered compliance area** in both provinces (provincial registry + tax + municipal licensing in BC; municipal licensing + provincial tourism levy in Alberta, with no provincial registry) — building managers need province-specific frameworks, not a one-size-fits-all module.
5. **A jurisdictional error was caught and corrected during this research:** widely-indexed content about "Bill 60 and Bill 97" Residential Tenancy Act changes (effective July 1 and September 21, 2026) is **Ontario legislation**, not Alberta's, despite appearing in Alberta-titled search results/blog posts. This underscores the importance of verifying jurisdiction on every source before including it in AB-specific course material — CBMT's editorial process should build in this jurisdiction-verification check.
6. **No non-public or insider information was found or used anywhere in this research.** Everything reported here is drawn from government legislative portals, official regulator publications, news releases, and publicly published legal/industry bulletins, each cited with a direct URL. Several items are explicitly public-but-pending (bills in progress, consultations closed but regulations not yet finalized, codes published but not yet in force) — these are labeled accordingly throughout, and none should be mistaken for confirmed current law without checking the cited primary source close to course publication.

APPENDIX: STATUS LEGEND USED IN THIS REPORT

- **In force:** Confirmed current law/regulation/code, verifiable on official government sources.
- **Passed, not yet in force:** Legislation/regulation/code has received Royal Assent, been enacted, or been published, but its effective date is in the future (specific date given where known).
- **Bill in progress:** Introduced in a Legislative Assembly but not yet passed (may be at first, second, or third reading, or in committee).
- **Consultation open/closed, outcome pending:** A regulator has sought or received public/stakeholder feedback, but the resulting rule has not yet been finalized or published.
- **Policy announcement only:** A government has signaled an intention (via press release, budget, or similar) without yet introducing a bill or regulation.
- **Policy/law-reform research stage:** An independent body (e.g., Alberta Law Reform Institute) has published research or recommendations that may or may not lead to future government action.

All items in this report were verified against publicly accessible sources as of August 26, 2026. No proprietary, confidential, leaked, or other non-public information was accessed or used in this research.