



Exemptions – Conversion to Land Titles Subsection 2(5) of the *Land Titles Act*

In an effort to reduce Red Tape and to streamline the registrations of certain types of instruments or documents, under subsection 2(5) of the *Land Titles Act*, the following circumstances will be deemed to satisfy the Registrar General that an instrument or document should be registered under the *Registry Act*.

The circumstances when a Deed (Form A13, A13.1 & A13.2) may be presented for registration in the Registry System are as follow:

1. Deed where the consideration is below or equal to \$5,000.00.
2. Deed between spouses upon separation.
3. Deed to Mortgagee following a mortgage sale.
4. Deed to Mortgagee from Trustee in Bankruptcy.
5. Deed to Mortgagee from Mortgagor.
6. Deed where, for procedural reasons, a solicitor has undertaken to convert the title of the subject within 30 days of its registration.

Process:

- **The deed presented must have an accompanying covering letter.**
- **For circumstances 1 to 5**, a simple explanation as to which circumstance is being relied upon must be included.
- **For circumstance 6**, an undertaking to convert within 30 days must be included.

Deed where the subject property cannot be converted to Land Titles because of title issues:

- *Forward an email or letter to the Office of the Registrar General of Land Titles with a detailed explanation of the title issues. If appropriate, the Registrar General will provide you with an exemption letter to accompany the Deed when submitted for registration.*

Provided the above circumstances and process criteria are met, the deed may be presented for registration at the local Land Registry Office.

The above is also appropriate for a Mortgage (Form A15 & A15.1) where applicable.