



Combating Money Laundering in BC Real Estate

**Trevor Hargreaves, VP Government Relations
and Stakeholder Engagement
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Who is BCREA?

- BCREA represents 11 regional real estate boards and 23,000 REALTORS® across British Columbia.
- We're a non-profit organization, not a regulatory body.

What do we do?

We provide 4 core services:

- Education
- Standard forms
- Economic research
- Advocacy

Quality of Life Framework

- Ensuring economic vitality
- Providing housing opportunities
- Preserving our environment
- Protecting property owners
- Building better communities

What does BCREA endorse?

- Transparency and accountability to and by all professionals involved in real estate transactions with efficient regulatory structures.

What have we done to address money laundering?

- BCREA participated in both provincial government reviews, and commissioned a vulnerability assessment of residential and commercial transactions.

What have we done to address money laundering?

- We worked with four other real estate sector organizations on joint AML best practices and recommendations.

What have we done to address money laundering?

Partner organizations:

- Appraisal Institute of Canada - BC Association
- BC Notaries Association
- Canadian Mortgage Brokers Association - British Columbia
- Real Estate Board of Greater Vancouver

What have we done to address money laundering?

Recommendations:

- Accept only verified funds
- Mandatory anti-money laundering education
- Smart regulation
- Ongoing engagement
- Timely and transparent reporting

Expert Panel Reports:

Both Peter German and the Expert Panel criticize REALTORS® for not filing many suspicious transaction reports and for poor compliance statistics with FINTRAC.

Notably, they also criticize FINTRAC for not providing adequate feedback, data and resources. Make the distinction between poor administrative compliance and complicity with money laundering.

The reports (especially the Expert Panel) also note the need for coordination among governments and across the country (what we call smart regulation).

Expert Panel Reports:

- Both reports name many other professions and the provincial and federal governments as vital stakeholders in dealing with AML.
- The Expert Panel also explains that real estate is complex and it can be difficult to identify criminal activity in a context where most people are legitimate.

Expert Panel Reports:

BCREA in the aftermath of the reports:

- Internal communications structure,
- REALTOR® education services
- Ongoing work with government around regulatory change.



Thank you!

For more information, contact Trevor Hargreaves at
thargreaves@bcrea.bc.ca