

Obtaining a Real Property Report before you're ready to sell your home is essential to avoid delays in closing the deal. Plan ahead — in some cases the process might take up to 15 weeks.

Smart sellers secure RPR early

So you've decided to sell your home. You have finished all of the little projects you needed to finish — the light that hasn't worked for five years is fixed, the door that wouldn't close has been repaired and the fence is finally put up.

Most people aren't even aware of it, but one of the major items you may need to address is to obtain a document called a Real Property Report (RPR).

Otherwise known as a survey, the RPR is a required document for the closing of your home. It satisfies your obligation to a buyer to confirm that your home, garage or any other improvements on the property comply with the Land Use Bylaws.

The standard form contract in use requires the seller to provide an RPR showing the current state of improvements to the buyer.



If it isn't provided, along with a stamp from the local governing authority confirming the bylaws have been met, the buyer can delay the closing and live in your property until it is provided.

The problem for you as the seller is one of timing. Ordering a new or updated RPR can take four weeks with some survey companies.

Add an additional week or more to consider whether the RPR shows that the property complies. Add another six to eight weeks for potential relaxations for any of those rules. That also assumes none of the improvements on your property are situated outside

of your property line (called encroachments) that could require additional time and money.

It is realistic to assume the whole process of obtaining the RPR and full compliance could take anywhere from 12 to 15 weeks in some cases. Just think of the buyer living in your home for 12 weeks after the scheduled closing without having to pay you anything.

Discuss the issue with your agent at the time you list your home. If you don't have an agent or it hasn't been discussed, talk to an experienced real estate lawyer about the issue so the process can be started.

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