Summary of Amendments to the Mandatory Forms

A number of amendments to the Saskatchewan Real Estate Commission's Mandatory Forms will come into effect on November 24th, 2026.

Form: All Saskatchewan Real Estate Commission Mandatory Forms

Amendment: All forms will now have a uniform font and formatting.

Amendment: All forms will include a quick response or QR code at the top right corner. The QR code links users directly to the Consumer Information Guide on the Commission's website.

Rationale: The Consumer Information Guide provides valuable information to members of the public. The guide provides definitions, introduces topics, and aims to answer questions that members of the public may have, including:

- To demonstrate how working with a registrant protects consumers;
- To introduce consumers to the Commission and its role;
- To explain some of the things that a registrant can do for buyers and sellers;
- To alert consumers to the risks of being self-represented; and
- Much more.

Instruction: The Commission recommends that all registrants review the Consumer Information Guide with their clients. The guide will be amended from time to time as issues and trends in real estate arise.

Form: Amendment to Residential Contract of Purchase and Sale

Amendment: Additional lines have been added for drafting amendments to the Residential Contract of Purchase and Sale.

Rationale: Registrants have requested additional lines / space to draft amendments. The Commission added lines without creating additional pages. The Commission takes no issue with additional lines being added in electronic versions of the forms.

Instruction: If additional space is required, use a schedule.

Form: Ancillary Services in the Purchase of Residential Real Estate

Amendment: Item 8. titled: "MUNICIPAL COMPLIANCE REPORT" has been amended to now read: "MUNICIPAL COMPLIANCE REPORT / PROPERTY INFORMATION DISCLOSURE".

Rationale: The amendment includes additional language for how the report is described.

Amendment: The checkbox at the end of the list of items that currently states:

"The Buyer's Brokerage has explained the potential implications of not completing any of the above inspections or reports and the Buyer has chosen to decline them."

has been amended to state:

"Where the Buyer has chosen to not to proceed with an item above, the Buyer's Brokerage has explained the potential implications of not completing that item."

Rationale: There was confusion about when the box was to be initialed and inconsistency in the practice of registrants.

Instruction: If the buyer does not select an item or items, the box should be initialed to indicate that the registrant has explained the purpose of the item(s) not selected and the potential implications of not selecting each item. The only time this box should not be initialed is if / when the buyer has selected all of the items.

Form: Counter Offer to Residential Contract of Purchase and Sale

Amendment: Additional lines have been added for drafting a counter offer to the Residential Contract of Purchase and Sale.

Rationale: Registrants have requested additional lines / space for drafting. The Commission added lines without creating adding pages. The Commission takes no issue with additional lines being added in electronic versions of the forms.

Instruction: If additional space is required, use a schedule.

Form: Notice to Remove Condition(s) on Residential Contract of Purchase and Sale

Amendment: Additional lines have been added for drafting the notice to remove conditions.

Rationale: Registrants have requested additional lines / space for drafting. The Commission added lines without creating adding pages. The Commission takes no issue with additional lines being added in electronic versions of the forms.

Instruction: If additional space is required, use a schedule.

Amendment: Additional instruction and information are included at the bottom of the form which states: "This Notice must be delivered to the Seller(s) and/or the Seller's Brokerage when removing Buyer's conditions, or to the Buyer(s) and/or the Buyer's Brokerage when removing Seller's conditions. The recipient may sign to acknowledge receipt. A Notice delivered to the recipient and/or their Brokerage but not signed by the recipient is still valid."

Rationale: The instruction and information were added to address a common question posed to the Commission about the validity an unsigned Notice.

Form: Residential Contract of Purchase and Sale

Amendment: Additional line has been added to section 2.2(b).

Amendment: Additional lines have been added to section 6.2(c).

Rationale: Registrants have requested additional lines / space in these sections. The Commission added lines without creating additional pages. The Commission takes no issue with additional lines being added in electronic versions of the forms.

Instruction: If additional space is required, use a schedule. Registrants should not add conditions, add terms, list unattached goods, or otherwise draft clauses except under the sections where those clauses are intended.

Amendment: Under section 6.2(c) the check box wording has been amended from “Owned” vs. “Rented” to “Owned” vs. “Not Owned”.

Rationale: Providers now rent and / or lease items, so the existing language was sometimes inaccurate.

Instruction: If an item is to be included but is not owned by the seller, the registrant must take additional action to determine how the item is to be dealt with. A prudent next step is to obtain a copy of the rental or lease agreement to confirm the payment amount and/or payout amount in order that the buyer can review and make an informed decision. The registrant should then include additional terms and/or conditions in accordance with the buyer’s instructions.

For any questions or additional information please contact the Commission directly:

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This document was developed to provide helpful information to registrants in Saskatchewan about their duties and *The Real Estate Act*, its *Regulations*, and the Commission Bylaws. Information may be updated as required without notice. Please check the Commission website (www.srec.ca) to ensure you are referencing the most current version. This document does not constitute legal advice. For complete details consult the *Act*, *Regulations* or Bylaws, or contact the Commission at info@srec.ca.