



ROSARIO Marchese

MPP / DEPUTÉ PROVINCIAL - TRINITY-SPADINA

Bill 72 Summary

Condominiums in Ontario

- **It is the fourth time in five years that Rosario will introduce a bill to amend the Condo Act.**
- **The Condo Act has not been amended since 1998.**
- **There are now about 525,000 condo units in Ontario and about one million condo dwellers.**
- **Rosario's condo bill is up for debate at Queen's Park at 3 PM on May 10, 2012.**
- **You can support Rosario's bill by signing and distributing his petition.**

Bill 72 will:

- Establish a Condo Review Board for quicker, less expensive dispute resolution.
- Extend Tarion's New Home Warranties Plan to cover conversion condos (e.g. lofts).
- Simplify the process for installing renewable energy and other energy efficient technologies.
- Requires better noise protection standards for condominiums.
- Require that half of Tarion's directors have experience in consumer protection and advocacy.
- Introduce the use good faith language in declarations (purchase contracts).
- Require developers and property managers to disclose conflicts of interest prior to performance audits.
- Provide training support to volunteer condo boards through the Condo Review Board.
- Require developers to deposit 0.5% of the building's value with the Condo Review Board until a condo board certifies that the condo was properly built.
- Ensure that developers can't ask owners to move into a building before it is fully built.
- Provide a 5-year full warranty on all major structural components (electrical, elevators, etc).
- Provide one vote per owner regardless of number of units owned.
- Require property managers to be licensed by the Province.
- Extend developer responsibility for condominium fees from one to three years.
- Require developers to disclose all previous business names used to construct condo projects.