

VIII. SEARCHING THE LAND OWNER TRANSPARENCY REGISTRY [§23.18]

The Land Owner Transparency Registry records all individuals—defined under *LOTA* as “interest holders”—who hold, directly or indirectly, certain interests in property owned by certain corporations, partnerships, or trustees of trusts (including bare trusts)—defined under *LOTA* as “reporting bodies”. The requirement to make filings under *LOTA* applies to every title in the province, subject to limited exceptions described in s. 6. Individuals considered to be interest holders in respect of a reporting body are required to disclose specific information such as place of residence, SIN number, tax residency, and a description of how they are an interest holder.

The LTSA is responsible for operating the Land Owner Transparency Registry. For every application to register an interest in land and transfer of an interest in land, a transparency declaration is required to be filed in the LTO disclosing whether the applicant or transferee is a reporting body. If the applicant or transferee is a reporting body, then a transparency report is also required to be filed in the LTO disclosing personal information about the individual interest holders in respect of the applicant or transferee. Existing reporting bodies were required to file their initial reports by November 30, 2022.

Information in the Land Owner Transparency Registry is searchable by both legal professionals and the general public using myLTSA. As of April 1, 2024, a Land Owner Transparency Registry search can be conducted at no cost.

Searches can be conducted using the name of the registered owner of the property that is being searched, or, alternatively, by using the property’s PID. A search conducted using the name of a person or entity will show the interests in land for which the person is identified as a reporting body, interest holder, or settlor. A search by PID will show the persons who are identified as reporting bodies, interest holders, or settlors of the property. Note that only individuals listed in a transparency report as a reporting body, an interest holder, or a settlor are searchable in the Land Owner Transparency Registry. Note also that only certain information, referred to under *LOTA* as “primary identification information” (“PII”), is available in the public database. For individuals, PII consists of the following:

- the individual’s full name;

- whether or not the individual is a Canadian citizen or permanent resident of Canada;
- if the individual is not a Canadian citizen or permanent resident of Canada, every country or state of which the individual is a citizen;
- if the individual's principal residence is in Canada, the city and province in which that principal residence is located; and
- if the individual's principal residence is outside Canada, the city and country in which that principal residence is located.

For corporations, PII consists of the following:

- the corporation's or company's name and registered office address;
- if the corporation or company has a head office, the corporation's or company's head office address;
- the jurisdiction in which the corporation or company was incorporated, organized, or formed; and
- if the corporation or company has been continued or transferred into another jurisdiction, the jurisdiction into which the corporation or company was most recently continued or transferred.

No information is available in respect of individuals who (i) are under 19 years of age; (ii) are deemed incapable of managing their own financial affairs; (iii) have submitted an application to the administrator of the Land Owner Transparency Registry to have their personal information omitted from the public database, and such application has been approved; or (iv) have been registered in the Land Owner Transparency Registry for 90 days or less.

IX. SEARCHING THE CROWN LANDS REGISTRY [§23.19]

The Crown Lands Registry is a separate system searchable online through GATOR (the Government Access Tool for Online Retrieval) and contains a record of unsurveyed Crown land and tenures granted in relation thereto. The registry is a database for maintaining, recording, and tracking the sale, survey, licence, access, return, and restriction of Crown land in British Columbia. GATOR can be used to:

- identify original parcel survey structure and research history and survey type;

- determine the existence and location of survey field notes, survey plans and Crown grant information;
- determine the parcel status, whether the land is Crown or privately owned;
- review transaction information associated with a particular parcel, such as leases, licenses, or reserves, known as the tenure or interest in the parcel; and
- access information about the original title document, the Crown grant.

GATOR does not include information about water licences issued pursuant to the *Water Sustainability Act*, S.B.C. 2014, c. 15 or earlier legislation for water rights. The Province maintains separate Water Licence Databases to maintain and record historical and existing water rights. For more details on due diligence for water licences, see chapter 33 (Water Licences Searches).

Both GATOR and the Water Licence Databases are free to access, and there is no cost to retrieve records. FrontCounter BC staff may provide assistance in accessing and using GATOR.

X. INFORMATION SHEET FOR LAND TITLE OFFICE SEARCHES [§23.20]

myLTSA

Telephone: Local (Greater Vancouver Area), 604-630-9630; elsewhere in British Columbia, 1-877-577-5872

Website: www.ltsa.ca

Kamloops Land Title Office

Kamloops/Nelson Land Title Districts

Suite 900–175 2nd Avenue

Kamloops, BC V2C 5W1

New Westminster Land Title Office (also known as Lower Mainland Land Title Office)

Vancouver/New Westminster Land Title Districts

Anvil Centre Office Tower

Suite 500, 11 Eighth Street

New Westminster, BC V3M 3N7