

Registration using the Electronic Filing System – B.C. Land Title Office

Electronic registration of real estate transactions, using the Electronic Filing System (“EFS”), became available in British Columbia in 2004. Mullin DeMeo was closely involved in the pilot project to bring the system “on-line”, and we were the first firm in British Columbia to submit documents electronically for registration to the B.C. Land Title Office (LTO). Mullin DeMeo remains one of only a handful of firms in Victoria consistently filing electronically. We provide this service on all of our transactions.

The EFS process is straightforward. Once EFS forms are created by our conveyancers, they are stored electronically as well as printed. The paper copies are signed by the parties and witnessed in the normal manner. The corresponding electronic document is digitally signed and certified by the lawyer, and the original signed paper document is retained in our office. The conveyancer then submits the digitally certified form for registration electronically, through the B.C. government’s internet access service, BC OnLine.

EFS registration provides a number of benefits to our clients, including:



Simplification of Communications between Parties

With EFS, there is less handling of files, elimination of agent costs, no “telephone tag”, no packages to be assembled and couriered to the appropriate Land Title Office, no transcribing registration numbers from telephone or voice mail, and thus, a reduced likelihood of error, all of which mean improved service for clients.



Faster Completion

Once electronic documents are submitted, pending LTO registration numbers are usually received within minutes, thus speeding up completion of a transaction. This can be especially beneficial for morning closings, if the new owner requires possession early in the day. Further, the process is simplified for clients selling and buying a home on the same day. The sale completes more quickly, as above, and we can register the purchase transaction documents immediately upon completion of the sale.



Extended Hours, Extended Accessibility

Electronic documents can be submitted anytime between 6 AM and 8 PM, Monday through Friday. As such, we can submit documents at “first light,” so we are able to make payments to clients, banks and realtors hours before law firms that “paper file”. And with EFS filing, the requirement to submit documents to a local or regional LTO is eliminated – any transaction, no matter where in B.C. the property is located, can be electronically registered from our office in Victoria.



Fax Option to Execute Documents

EFS gives us the ability to e-mail or fax documents to clients for execution, substantially reducing time and risk of late documents. Out of town clients do not have to come to Victoria to execute documents. For example, we have faxed and emailed documents to Portugal, Japan and the United Kingdom for execution. Upon receipt of confirmation copies, we are able to complete the transaction.



Post-date Submit Request

The conveyancer has the ability to prepare a document and earmark it for submission and registration at a future date. Pending registration numbers are received as early as 6 AM on the date chosen.

Ultimately, of course, the most important benefit to the client is faster and more efficient service. We invite you to contact us with any additional questions you may have.

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