

Property Migration Information Sheet

What is migration?

These residents have title to their property. The term “migration” refers to the act of moving your parcel of land from the old paper-based registry system to the new online parcel-based system after clear land title as been obtained. Once the process is completed and approved by the Land Registration Office, the land is "migrated".

Three events trigger migration: selling your land, mortgaging your land, or subdividing your land into three or more lots.

Migration provides a guarantee to the landowner, subject only to any disclosed outstanding interests. The landowner has priority over all other persons who may claim an ownership interest in the same land/property.

Do I need to migrate my property?

The *Land Registration Act* requires every parcel of land in Nova Scotia to be migrated.

All properties being sold for value, mortgage or subdivide (that create three or more lots), must be converted into the new online system before the transaction can take effect.

On a sale it is generally the responsibility of the seller/current owner to ensure migration happens prior to sale.

I own my home, why do I need to migrate my property?

Even if you own your home by Deed or Certificate of Title, you still need to migrate your property to the new online parcel-based system. Every property in Nova Scotia will need to be migrated.

None of the triggering events apply to me, so why migrate?

You can voluntarily opt to have your property migrated. This work will already be complete when you attempt to deal with your property at a later date.

If you intend to sell, refinance or subdivide into more than three lots in the future, we suggest converting your property in advance as it can take some time to complete.

How do I migrate my property?

This is a one-time only process. Only a specially authorized lawyer (or surveyor) can convert your property into this system. Your lawyer will conduct one last full historical records search to determine the status of the title to your property. Your lawyer will work with you to confirm details of your property and then create a summary of the specific nature of your parcel. This will outline, among other things, who the property owners are, all outstanding mortgages and judgments, and all easements.

Will migrating my property cost money?

Typically, yes. A lawyer's fees may fall between \$800 and \$2,000.00 (depending on complexity) plus a registration fee of \$100.00* and a title searcher's fee (approximately \$150.00 – \$500.00). However, as part of the Land Titles Initiative, property migrations are performed at no cost to the residents from the five communities.

- North Preston
- East Preston
- Cherry Brook/Lake Loon
- Lincolntonville
- Sunnyville

What happens after I migrate my property?

Once the migration process is complete, your property information will be contained on a secure Government site. This site is only accessed by authorized users.

Should you decide to sell or refinance your property after migration, your lawyer can simply access the site and do a quick search of the up to date information. There is no need to access the old historical records. This process will save you both time and money.

How do I find out more information about property migrations?

Please contact:

Tamar Brown

Local Phone: (902) 428-2038

Toll-free: 1-833-424-6100

Email: tamar.brown@novascotia.ca

Email: communitynavigator@novascotia.ca