

Land Modernization Initiative

Presentation to the Association of Nova Scotia Land Surveyors

October 10th, 2025

Nova Scotia Land Registry

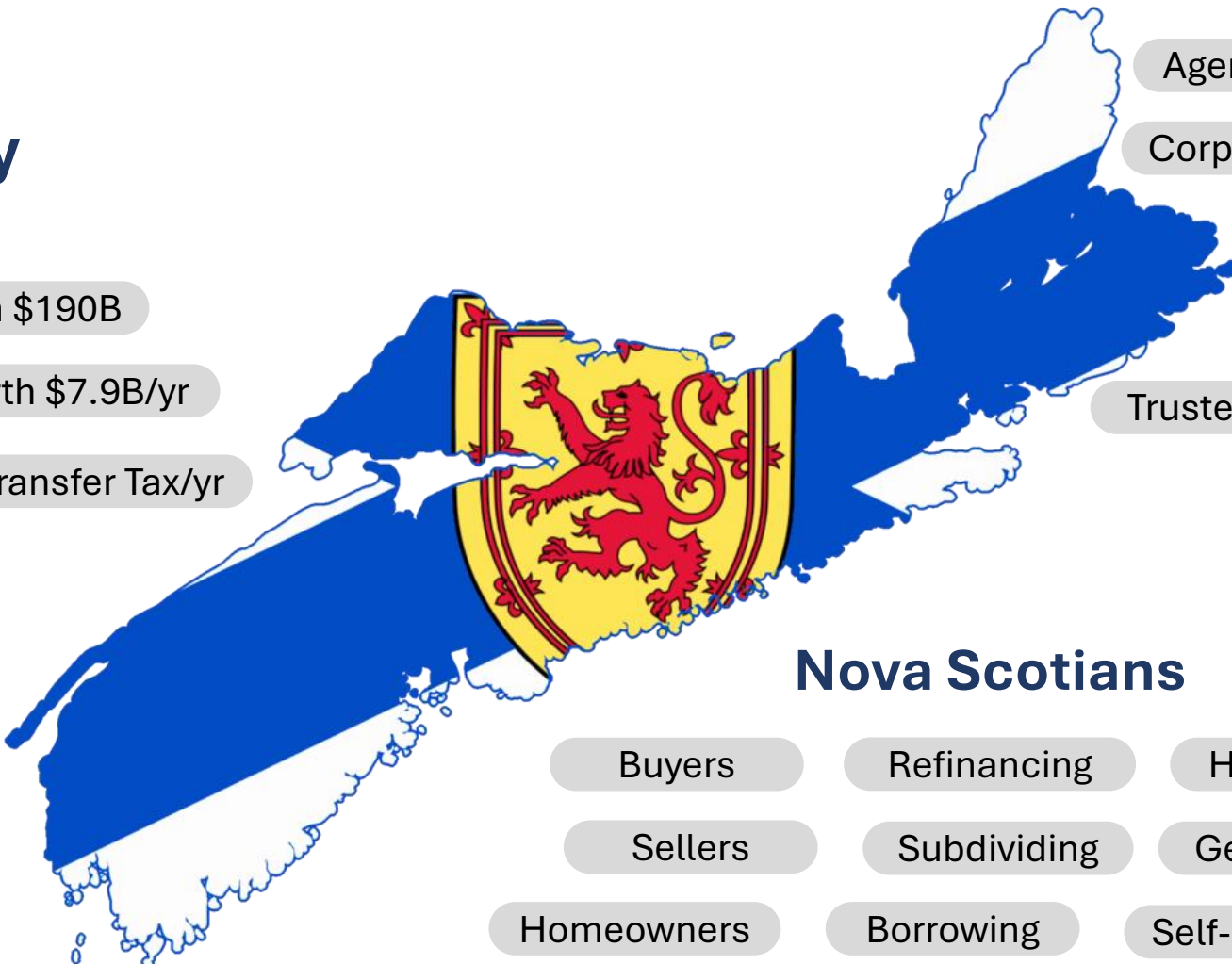
Economy

(2024 Data)

673,000 Parcels worth \$190B

29,800 Transactions worth \$7.9B/yr

\$106M in Municipal Deed Transfer Tax/yr



Industry (Real Estate)

Agents

Lawyers

Paralegals

Corporate Owners

Title Searchers

Surveyors

Appraisers

Lenders

Creditors

Trustees

Developers

Lienholders

Nova Scotians

Buyers

Refinancing

Historians

Sellers

Subdividing

Genealogists

Homeowners

Borrowing

Self-Represented Litigants

Current Risks

Aging Infrastructure

Unsupported Software

Cyber Security

Lack of Vendor Support

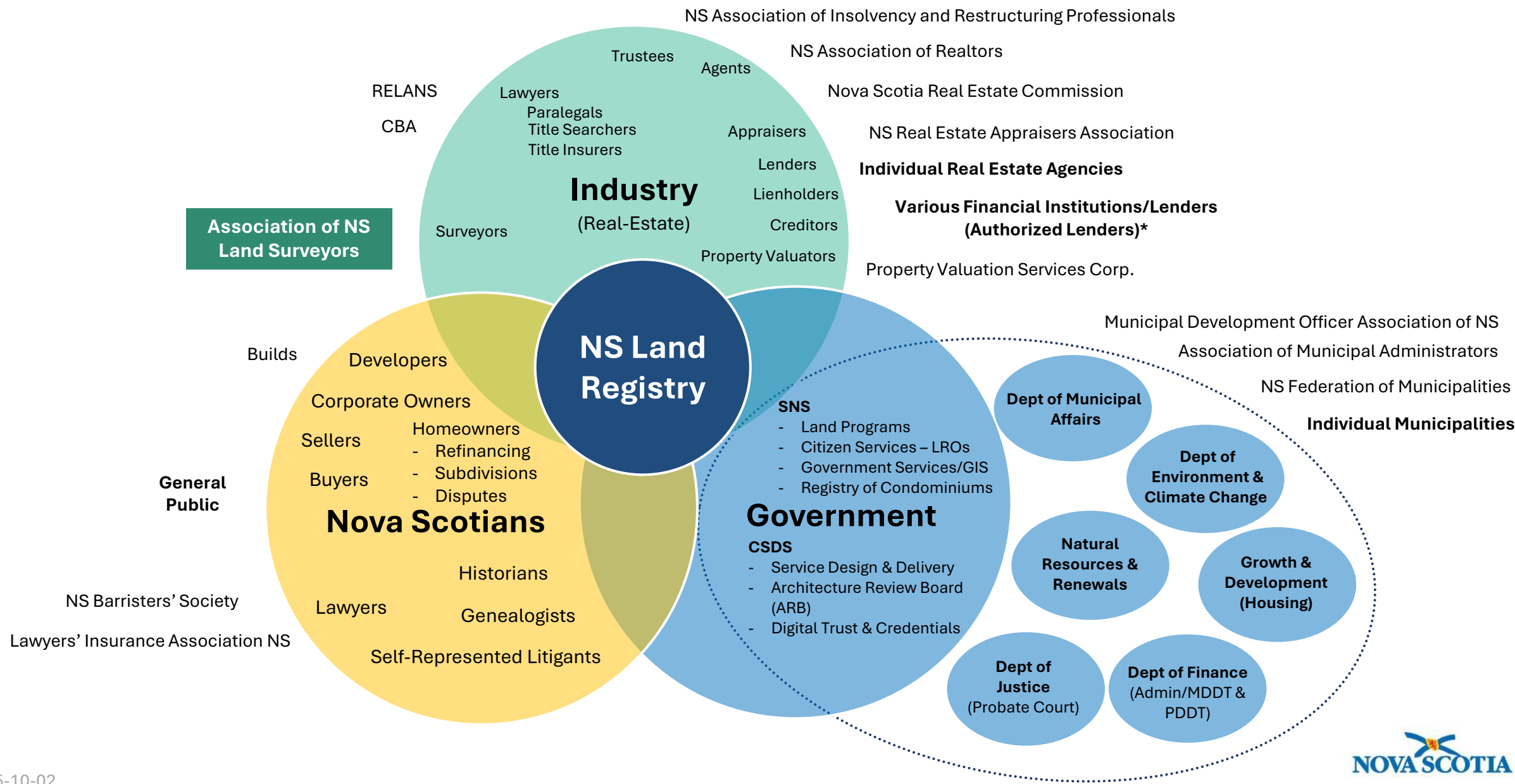
Limited Capacity of Shared Resources



History

- Land is part of a Broader Registries Transformation Initiative
- Spring 2022: System Failure due to Aging Hardware
- Longest Outage in the Registry's History
- Hundreds of Registrations Delayed
 - Deeds (\$100M)
 - Mortgages (\$110M)
 - Liens/Judgments (\$1M)
- Exponential Risk to Homeowners, Title Insurers, Lenders and the Province
- Accelerated Transformation Timeline
- Mitigation Plan Implemented

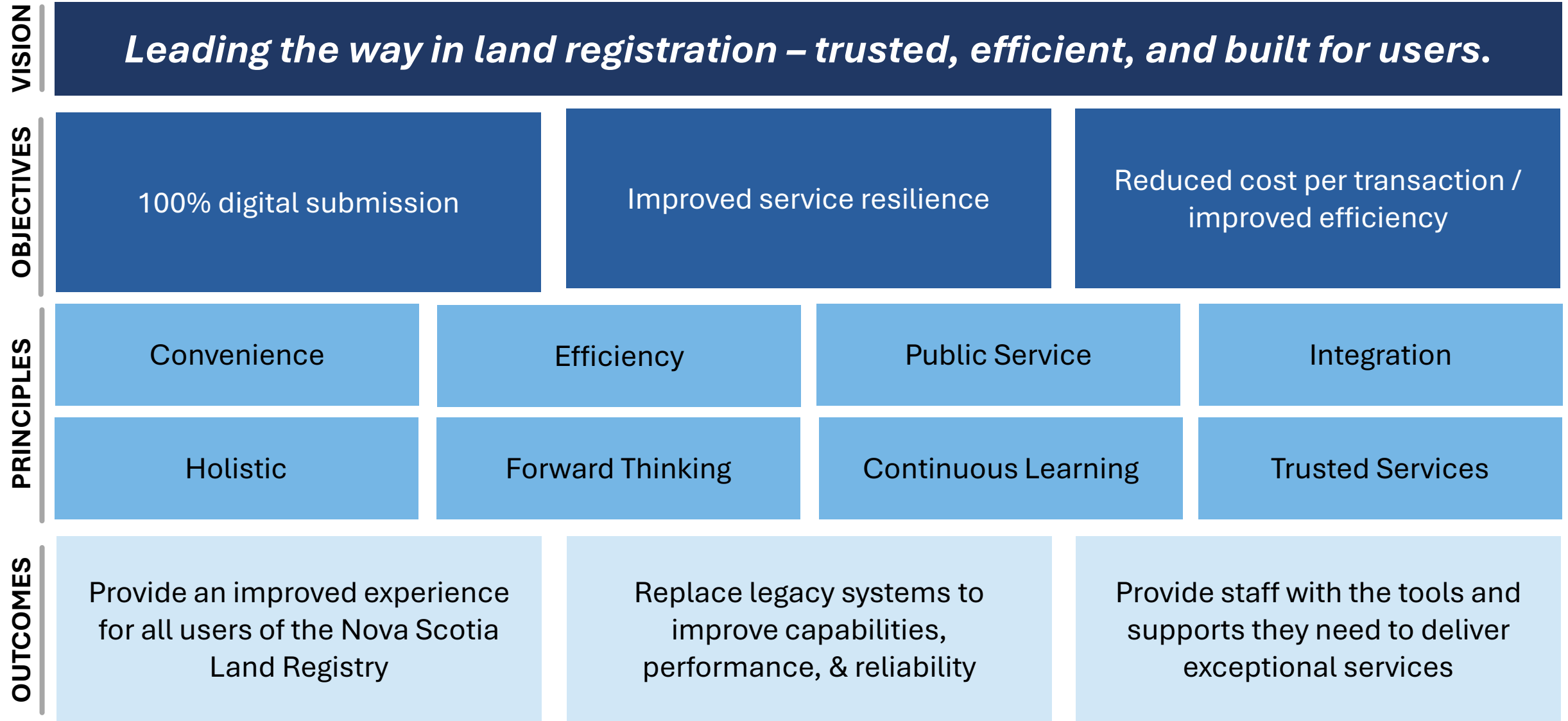
Partnership Landscape



The background of the image shows a low-angle shot of a ship's mast and rigging against a blue sky. A large flag, featuring the Nova Scotia coat of arms on a shield with a saltire, is prominently displayed on the right side. The text is overlaid on the left and center of the image.

The Departments of **Service Nova Scotia** and **Cyber Security and Digital Solutions** are partnering to modernize the Nova Scotia Land Registry.

Land Modernization Initiative



User Journey: Buying a house in Nova Scotia

Current State



Jane recently purchased her first home.

Through her realtor, she was able to quickly & easily sign all documents electronically.



Jane travels 1-hour to downtown Dartmouth to meet her lawyer, Mary.

Jane must come in person to provide copies of her ID's & physically sign the required documents to finalize her sale.



Mary is Jane's lawyer.

To prepare for Jane's visit, Mary had to print paper copies all of document (e.g., deed, mortgage, etc.), for Jane to sign.



Due to outstanding issues with the property, Jane's documents needed to be submitted in paper.

To ensure the documents get delivered to the Registry, Mary calls a courier.



The documents arrive at the Land Registry and are processed in the order they arrive.

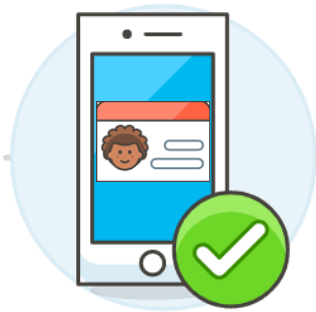
Once the documents are registered, they are mailed back to the law office. Mary then mails them to Jane.

User Journey: Buying a house in Nova Scotia

Future State



Mark recently purchased a home. Through his realtor, he was able to quickly & easily sign all documents electronically.



Mark sets up a meeting with his lawyer via Teams. Mark is identified using digital credentials.



Mark meets with Tom, his lawyer, virtually to finalize his sale. All documents are signed using digital signatures.



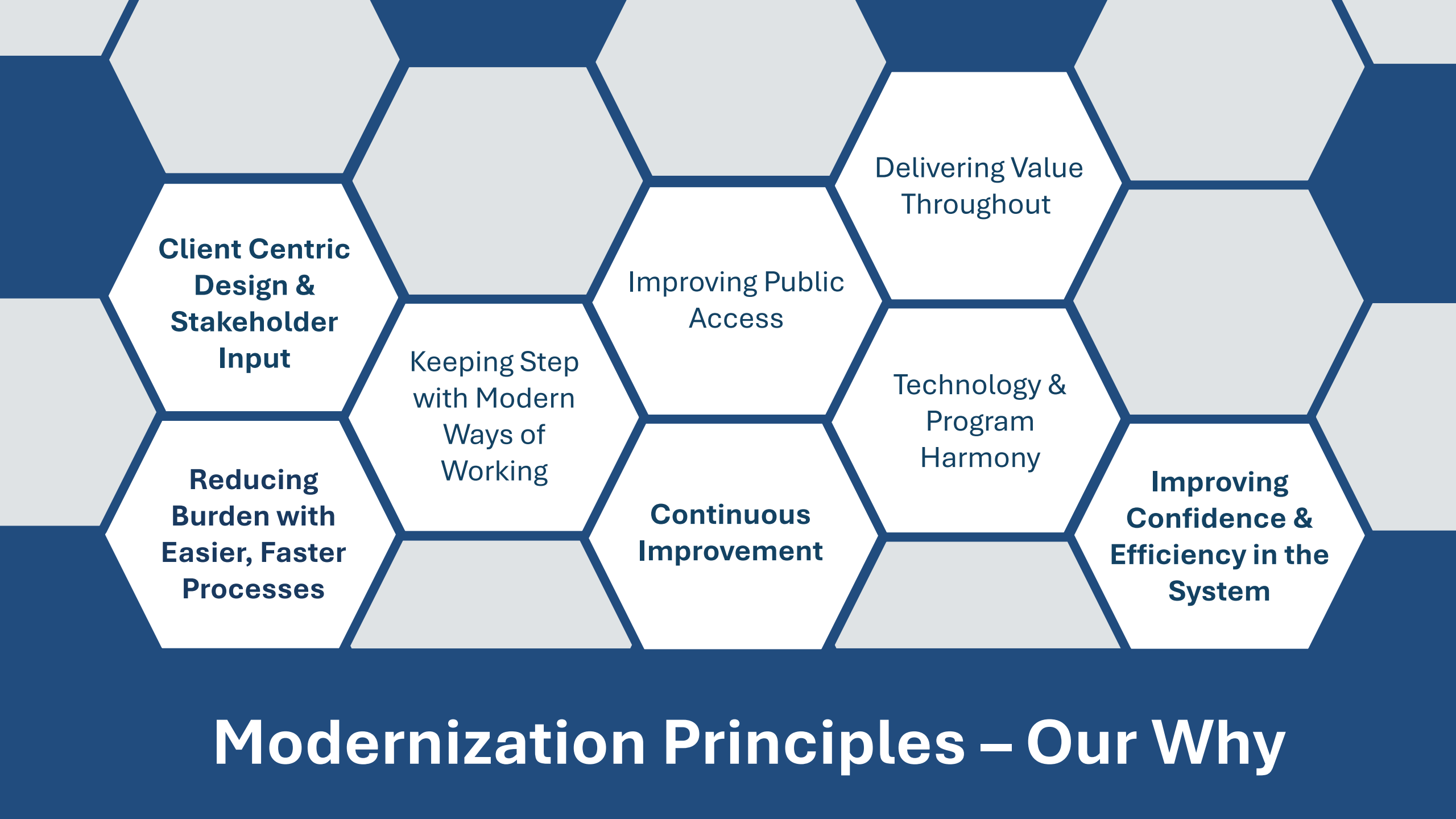
Tom submits all property documents electronically via the NS Land Registry. Tom sends Mark a link to his registration package, so he can check the status of the documents.



Mark can view his Deed & Mortgage online via NS Land Registry.

A photograph of a person's hands typing on a laptop keyboard, with a red apple and a blue mug visible on the desk. The entire image is covered with a semi-transparent blue overlay. The text "Who's ready for change?" is centered in white.

Who's ready for change?



**Client Centric
Design &
Stakeholder
Input**

**Reducing
Burden with
Easier, Faster
Processes**

Keeping Step
with Modern
Ways of
Working

Improving Public
Access

**Continuous
Improvement**

Delivering Value
Throughout

Technology &
Program
Harmony

**Improving
Confidence &
Efficiency in the
System**

Modernization Principles – Our Why

Land Modernization Initiative: Roadmap

Registration of Documents and Plans	Searching Property Online & GGI	Migration from Registry of Deeds to Land Registration	Property Mapping	Registrar General Office
- E-Submissions - Paper Submissions - Plan Indexing - ROD Document Indexing - LR Document Registration	- Searching land ownership & property information - Searching the Grantor/Grantee Index - Judgement Search	- PID Assignments - Parcel Description Certification Applications (PDCA) - Applications for Registration (AFR)	- Subdivision Pre-Approvals - Registration of a Subdivision Plan - Registration of a Condo - Updating Property Boundaries	- Registrar General Corrections - Stop Orders - Rescission of Stop Orders - Appeals - Notice of Registrar's Order to Register Title - Subscriptions



Register a Deed & Mortgage Service

- Development of a **new e-submission platform for legal professionals** (starting with a basic deed & mortgage service).
- Development of a **new Admin Module for staff** to process these deeds & mortgages.
- Focus on gaining efficiencies for both lawyers & staff.
- Bridgewater LRO will be the private beta site.
- 2026-27 Q1 – Target MVP release date.

Property Online Enhancement

New Ortho Layer was added on September 22nd

The screenshot displays the 'PROPERTY Online' web application interface. The header features the 'PROPERTY Online' logo and the 'NOVA SCOTIA Service Nova Scotia' logo. Below the header is a navigation bar with 'Search', 'Provincial Map', and 'Help' links, along with 'Welcome' and 'Log off' options.

The left sidebar contains several sections:

- Back To Search Results** (with a back arrow icon)
- Map Actions**:
 - Property Select**: click
 - Pan**: drag
 - Zoom In/Out**: click Zoom widget, roll mouse wheel or double click
 - Zoom Box**: "Shift" key + drag
 - Clear Selection** (with a green X icon)
 - Center Selection** (with a yellow square icon)
- Map Layers**:
 - LR Parcel Shading** (with a green arrow icon)
 - Place Names**
 - ☒ **Ortho Layer**
- Map Controls**:
 - NS Overview** (with a red location pin icon)
 - Locator Map** (with a globe icon)
 - Print Map** (with a printer icon)

The main map area shows an aerial view of a residential neighborhood with property boundaries. A central parcel is highlighted in yellow. Various parcel numbers are visible, including 65150278, 65150286, 00866400, 00866426, 00957050, 00856161, 00966739, 00957035, 00957019, 00957027, 65070575, 00957159, and 65191629. The map is bounded by 'Mayflower Dr' to the west and 'Willow Ave' to the south.

At the bottom of the map, there is a status bar with the following information:

- XY: -62.659741°, 45.591570°
- Lat: 90-00-000N
- Long: 151-33-042E
- Scale: 1128** (circled in green)
- Go
- Zoom: 17

The bottom right corner of the map area indicates 'Powered by Esri'.

On **September 22, 2025**, the Nova Scotia Land Registry content moved to the **NovaScotia.ca** site.

The screenshot shows the 'Access Nova Scotia' website. The header includes the 'Access NOVA SCOTIA' logo and a search bar. A breadcrumb trail reads: 'Government of NS > Service NS > Access NS > Maps, Land & Property > Land Services & Information > Nova Scotia Land Registry'. A left sidebar lists various services: DRIVERS & VEHICLES, MAPS, LAND & PROPERTY, Land Registry, Property Online, Land Services & Information, Services & Products, Buying Property/House, Building & Subdividing, Nova Scotia Land Registry, Nova Scotia Civic Addressing, Maps, Personal Property Registry, VITAL STATISTICS, SERVICES FOR BUSINESSES, SERVICES FOR INDIVIDUALS, ALCOHOL AND GAMING, PERMITS DIRECTORY, and ONLINE SERVICES. The main content area is titled 'Nova Scotia Land Registry' and contains two paragraphs of text. The first paragraph describes the modernization of land records. The second paragraph discusses the transition of parcels to the new system. A 'Quick Links' section on the right includes links to 'Find your Civic Address', 'NSCAF - Frequently Asked Questions', and 'GeoNova Portal'. Below this is a 'Services Available' section with icons for 'Email a Representative', 'Speak to a Representative', 'Visit an Access NS Centre', and 'Postal Information'.

Access Nova Scotia

Government of NS > Service NS > Access NS > Maps, Land & Property > Land Services & Information > Nova Scotia Land Registry

Nova Scotia Land Registry

Nova Scotia has modernized the way it records and manages land ownership and interest records. The province has completed the transition to a new, leading-edge land registration system that provides a guarantee to the owners of every converted property that they are actually the owners, subject only to any disclosed outstanding interests. The world-class electronic system provides accessibility to Nova Scotia's land records from any online location in the world.

With the proclamation of the Land Registration Act on March 24, 2003, the new land registration system was rolled out across the province county by county until the last counties were implemented on March 1, 2005. Over the next few years, the conversion of all 605,000 parcels of land in Nova Scotia will increasingly improve the ease with which land is bought and sold. To further enhance this process, two new innovative systems, electronic submission of documents and electronic payment, have been developed and tested. These are now fully operational throughout Nova Scotia.

While many parcels have not been converted, properties are moving into the system at a relatively fast rate as the mandatory triggers to the new system occur. Transfers for value, mortgages, subdivisions resulting in three or more parcels of land, new condominium developments, and the issuance of land titles clarification certificates and quieting of title certificates prompt mandatory conversion of the involved parcels to the new system. The traditional names-based registries will continue to operate until all land parcels in the province are converted to the new system either by one of the mandatory triggers noted above or as parcels are converted voluntarily by land owners.

This site contains links to information that is relevant to the operation of the land registration system, including resource materials for each professional user group, act and regulations, prescribed forms, sample forms scenarios and much more.

The information on this site is updated regularly to provide users with the most current procedures and policies. Those working in the land registration system should check this site frequently.

Quick Links

- Find your Civic Address
- NSCAF - Frequently Asked Questions
- GeoNova Portal

Services Available

- Email a Representative
- Speak to a Representative
- Visit an Access NS Centre
- Postal Information

The screenshot shows the 'NOVA SCOTIA' website. The header includes the 'NOVA SCOTIA' logo and a search bar. A breadcrumb trail reads: 'Programs and services > Topics > Government > News > Contact us'. The main content area is titled 'Land Registry: forms and documents' and contains a sub-header 'Collection of forms and documents to support the Land Registration Act and Land Registry Act.' Below this is a 'Registry Act prescribed form' section with a link to 'Form 44: Request to the Registrar of Deeds to Register a Document (PDF)'. A 'Land Registration Act prescribed forms' section lists 50 forms, including 'Form 1: Request a Parcel Identification (PID) Assignment (PDF)', 'Form 2: Parcel Description Certification Application (PDF)', 'Form 5: Owner's Declaration Form (PDF)', 'Form 6: Application for Registration (PDF)', 'Form 6A: Correct a Parcel Register based on a Previously Submitted Certificate of Legal Effect (PDF)', 'Form 8: Notice of Addition of Interest to Parcel Register (PDF)', 'Form 8A: Notice to a Land Owner under the Registry Act (PDF)', 'Form 9: Notification of Parcel Registration (PDF)', 'Form 10: Notification of Crystallization of Debenture (PDF)', 'Form 15: Notification to the Registrar to Cancel the Recording of a Security Interest (PDF)', 'Form 15A: Notification to the Registrar to Cancel a Recorded Interest or Judgment (PDF)', 'Form 16: Renew the Recording of a Judgment (PDF)', 'Form 19: Record Certificate of Lis Pendens (PDF)', 'Form 20: Update Name or Address of Judgment Debtor (PDF)', 'Form 21: Register a Change in Name or Remove a Deceased Joint Tenant as Owner (PDF)', 'Form 22: Change of Address (PDF)', 'Form 24: Change Registered Interest, Benefits or Burdens (PDF)', 'Form 26: Record Interest or Power of Attorney (PDF)', 'Form 26L: Record Interest or Power of Attorney - Lenders (PDF)', 'Form 26N: Record Form 9 and Written Directives in a Parcel Register (PDF)', 'Form 27: Cancel Recorded Interest (PDF)', 'Form 27L: Cancel Recorded Interest - Lenders (PDF)', 'Form 28: Record Certain Types of Non-enabling Documents in a Parcel Register (PDF)', 'Form 45: Change the Interests, Textual Qualifications or Parcel Access Type in a Parcel Register (PDF)', 'Form 46: Record Judgment in Judgment Roll by Recording a Certificate of Satisfaction (PDF)', 'Form 47: Cancel Recording Judgment in Judgment Roll (PDF)', 'Form 48: Record Full or Partial Release of Judgment in Judgment Roll (PDF)', 'Form 48A: Cancel Recording Judgment in Judgment Roll in a Parcel Register with a Certificate of Legal Effect (PDF)', 'Form 48B: Record Judgment-related Documents in Judgment Roll (PDF)', 'Form 49: Correct or Cancel a Recording (PDF)', and 'Form 50: Update Parcel Register (PDF)'. A 'Contact' section includes a link to 'Land Registration'. A 'Related legislation' section lists 'Document Submission Regulations', 'Electronic Information Regulations', 'Land Registration Act (PDF)', 'Land Registration Administration Regulations', 'Land Registration General Regulations', and 'Registry Act (PDF)'. A 'Documents and guides' section includes a link to 'Property Online User Guide (PDF)'.

NOVA SCOTIA

Search / Recherche

Programs and services Topics Government News Contact us

Land Registry: forms and documents

Collection of forms and documents to support the Land Registration Act and Land Registry Act.

Registry Act prescribed form

- Form 44: Request to the Registrar of Deeds to Register a Document (PDF)

Land Registration Act prescribed forms

- All Land Registration Act Prescribed Forms (PDF)
- Form 1: Request a Parcel Identification (PID) Assignment (PDF)
- Form 2: Parcel Description Certification Application (PDF)
- Form 5: Owner's Declaration Form (PDF)
- Form 6: Application for Registration (PDF)
- Form 6A: Correct a Parcel Register based on a Previously Submitted Certificate of Legal Effect (PDF)
- Form 8: Notice of Addition of Interest to Parcel Register (PDF)
- Form 8A: Notice to a Land Owner under the Registry Act (PDF)
- Form 9: Notification of Parcel Registration (PDF)
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- Form 15A: Notification to the Registrar to Cancel a Recorded Interest or Judgment (PDF)
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- Form 49: Correct or Cancel a Recording (PDF)
- Form 50: Update Parcel Register (PDF)

Contact

Land Registration

Related legislation

- Document Submission Regulations
- Electronic Information Regulations
- Land Registration Act (PDF)
- Land Registration Administration Regulations
- Land Registration General Regulations
- Registry Act (PDF)

Documents and guides

- Property Online User Guide (PDF)

Digital Submission of Plans

Other Canadian Jurisdictions

British Columbia

Digital plan & accompanying form submitted

- The plan contains surveyor's certification
- Form contain all the other stamps and approvals including
 - Municipal approval
 - Highways and environment

Saskatchewan

Digital plan & supporting documentation submitted

- Digital plan submitted
- Supporting documentation (surveyor's certification / municipal approvals / highways / environment) all separate documents and are associated to the plan

Digital Submission of Plans

Points to consider

**Who will be submitting
the plan to the Land
Registry office?**

Lawyers?
Municipal unit?
Surveyors?

**How will they various
approval stamps be
dealt with?**

Stamps on plan?
Separate support
documents?
One form with all
approvals?

**How to verify
appropriate
individuals have
signed?**

Digital signatures?
Digital credentials?

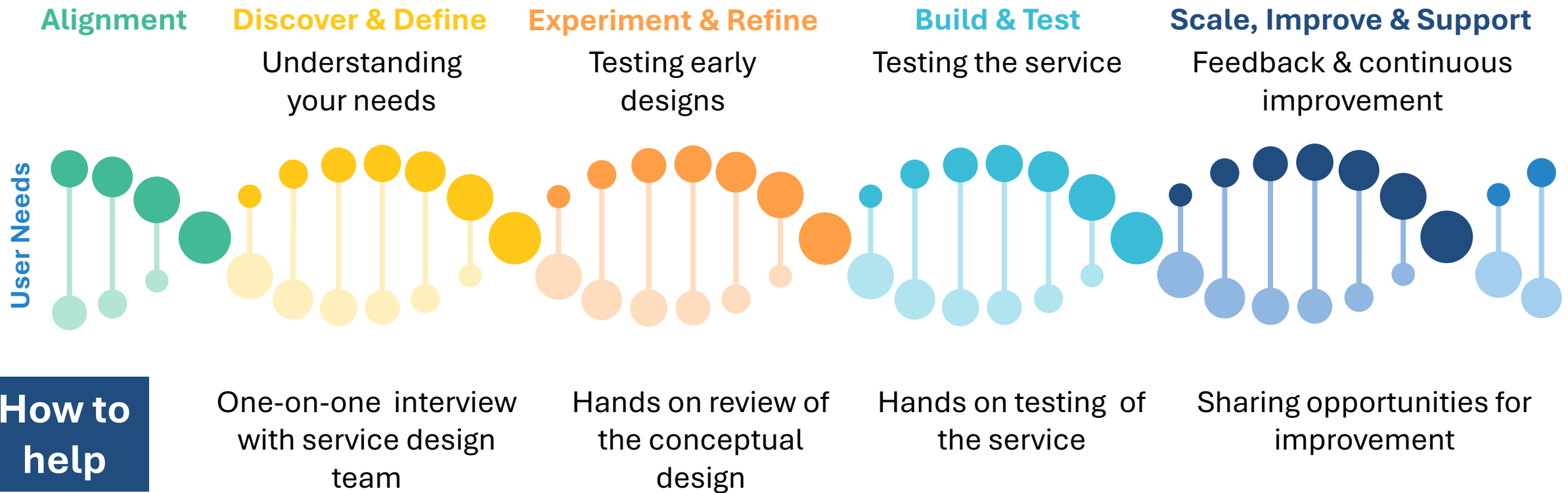
Consolidations

Consolidation deeds -
how are these
submitted?

Design & Delivery Process

Your involvement

17



Do you want to be
involved in the design
& development of the
new system?



Any questions or feedback contact us at:
Landmodernization@novascotia.ca

Appendix

What it could mean for Nova Scotian & Industry



Convenience

- Remote Transactions
- Full Electronic Document & Survey Plan Submission
- Virtual Meetings
- Modern Identification Methods
- Access Across Devices



Efficiency

- Faster & Simpler Transactions & Subdivisions for Citizens & Businesses
- Reductions in Paper Waste, Document Rejections & Overhead
- Burden & Cost Reductions
- Automated Processes



Public Service

- Client Centric Design
- Simplified Public Options
- Dedicated Webpages for the Public
- Remote Public Access & Filing



Integration

- Access to Government Land-Based Information
- Enhanced Mapping Layers

What it could mean for Nova Scotian & Industry



Holistic

- Provincial Queue for Registrations
- Consistency Between Land Registration Offices
- Flexible & Streamlined Processes



Forward Thinking

- Anticipatory Process Improvements
- Design Toward Future Needs and Technologies
- Leveraging Data Analytics
- Modelling & Other Media



Continuous Learning

- Continuous Improvement
- Virtual Orientation & Refresher Training Environments for Stakeholders
- Intuitive Design to Reduce Technical Errors



Trusted Services

- Reliability
- Robust Systems
- Failsafe Supports
- Greater Title Certainty