

REGISTRAR GENERAL'S DIRECTIVE (COVID-19/ORIGINAL DOCUMENTATION):

This Directive is being issued with respect to the interpretation of the term "original" for the purposes of the Land Registration Administration Regulations. During the period in which the Province of Nova Scotia is asking Nova Scotians to practice social distancing, the Office of the Registrar General will interpret the term to include a document displaying only one "wet" signature. For example, if a client were to execute a document in the lawyer's presence over skype or a similar application, the client could e-mail that document to the lawyer for printing and the lawyer would then apply his or her "wet" signature.

Documents executed in this fashion will suffice for the purposes of retaining documentation and registering documentation in paper format as required by the Regulations. Our Land Registration Offices have been instructed to receive and process documents containing the "wet" signature of only one individual. You must be satisfied that your client's "dry" signature was made by your client and you might consider asking them to e-mail you a copy contemporaneously with your conversation to make that confirmation.

I have had conversations with the Nova Scotia Barristers' Society and understand that they have issued updated information concerning the client identification rules as well as taking affidavits and oaths with non-face-to-face means that you will have to consider as well and those materials can be found at <https://nsbs.org/covid-19-questions/>. I have also had conversations with several title insurers and I understand that they are available for questions regarding restrictions contained in mortgage instructions for executing documents.

I wish to reiterate that we are limiting the interpretation to this emergency measure to protect your health and the health of your clients and to permit business to progress in the usual course as far as possible.

Sincerely,

Theresa Graham  
Registrar General of Land Titles  
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