
First Session, Forty-third Parliament
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Legislative Assembly of British Columbia

BILL M 216

PROFESSIONAL RELIANCE ACT

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Explanatory Note

This Bill provides for the streamlining of development projects and reduction of administrative costs in the approval of development projects by local governments.

BILL M 216 – 2025

PROFESSIONAL RELIANCE ACT

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HIS MAJESTY, by and with the advice and consent of the Legislative Assembly of the Province of British Columbia, enacts as follows:

Definitions

1 In this Act:

“**applicant**” means a person who is applying to a local government for approval of a development project;

“**development permit area**” means a development permit area designated under the *Local Government Act*;

“**local government**” means

- (a) the board of a regional district,
- (b) the council of a municipality, including the City of Vancouver,
- (c) local trust committee as defined in the *Islands Trust Act*, or
- (d) any other prescribed body;

“**official community plan**” has the same meaning as in the *Local Government Act*;

“**PGA professional**” means a registrant in good standing of a regulatory body set out in Schedule 1 to the *Professional Governance Act*;

“**submission**” means a technical submission that is required to be provided under a development project approval process established by a local government in respect of land use;

“**superintendent**” means the superintendent appointed pursuant to section 4 of the *Professional Governance Act*.

Acceptance of certified submission

- 2 A local government must accept, as meeting permit or bylaw requirements, any submission certified by a PGA professional acting within their regulated scope of practice, unless
- (a) the submission is incomplete, or
 - (b) a complaint in respect of the submission has been made to the superintendent.

Resolution of dispute

- 3 Where a dispute arises between a PGA professional employed by a local government and a PGA professional retained by an applicant, the matter must be referred to the superintendent for resolution.

No limitation

- 4 Nothing in this Act limits a local government's ability to establish zoning bylaws, development permit areas or official community plans.

Peer review

- 5 A local government may not require a peer review of a submission that has been certified by a PGA professional, unless specifically authorized by the superintendent.

Building codes

- 6 Nothing in this Act affects the authority of the Province with respect to the establishment of building codes.

Liability of PGA professional

- 7 A PGA professional who has provided a certification referred to in section 2 or 5 is liable for damages resulting from any harm that is caused by reliance on the certification for the purposes of this Act.

Protection against actions

- 8 No legal proceeding for damages lies or may be commenced or maintained against a local government in respect of a submission certified by a PGA professional.

Regulations

- 9 (1) The Lieutenant Governor in Council may make regulations referred to in section 41 of the *Interpretation Act*.
- (2) Without limiting subsection (1), the Lieutenant Governor in Council may make regulations to:
- (a) designate a local body as a local government for the purposes of this Act or the regulations;
 - (b) establish dispute resolution procedures;
 - (c) set timelines for development application processing.

Commencement

- 10** This Act comes into force by regulation of the Lieutenant Governor in Council or on the date that is three months after the date of Royal Assent, whichever is earlier.