



# MEMBER MOTION

## Section 5.4.4(b) of Procedure By-law

**Meeting:** Council  
**Meeting Date:** March 23, 2022  
**Subject/Title:** Real Estate Open House Signs  
**Submitted by:** Councillor Muench

**Whereas,** the city of Richmond Hill has the most restrictive open house sign bylaw, according to the Toronto Real Estate Board (TREB) ; and

**Whereas,** the city of Richmond Hill By-Law 37-21 allows a maximum of one (1) Real Estate open house sign to be displayed on each street frontage of the property, and shall be displayed only on the day of an open house; and

**Whereas,** open house signs attract buyers and creates awareness of the property; and

**Whereas,** the city of Richmond Hill prohibits a photo or information of the real state and brokerage on the display sign, and

**Whereas,** the City of Richmond Hill limits open house signs to have the municipal address, date and time of the open house; and

**Whereas,** the real state and business broker Act (2002), and the associated Ontario Regulation 580/05 (Code of Ethics) requires realtor and real estate brokers to display the name of the brokerage, and the name of the sales agent on all the advisements displayed ; and

[SO 2002, c 30, Sch C | Real Estate and Business Brokers Act, 2002 | CanLII](#)

**Whereas,** TREB, which represents over 54,000 realtors in the GTA, issued a press release on November 6, 2019 calling on Richmond Hill council to put in place a regular bylaw by removing controversial restrictions on the content of open house signs; and

**Whereas,** the city of Vaughan Real Estate open house signs (By-law 140-2018) are permitted to three (3) signs per open house and signs shall be displayed for a maximum of 72 hours; and

**Whereas,** the city of Markham Real Estate open house signs (By-Law 2002-94) has no limit on the number of sign, and maximum of two (2) sings per intersection; and

**Whereas,** restricting identification information on open house signs makes it much more difficult for municipal by-law enforcement staff to identify the owner of a sign, and thereby prosecute offenders who may infringe on other by-law requirements; and

**Whereas,** a practical/fair regulation that is consistent between municipalities is a sign of a good governance, and assists compliance; and

**Whereas,** real estate signs are generic in nature and do not identify a brokerage or salesperson and simply provide an arrow that point in the direction of an open house;

**THEREFORE** BE IT FURTHER RESOLVED that the City of Richmond Hill;

1. Amend its Real Estate open house sign by law to require real estate open house signs
  - a. Be permitted ONLY for dwellings that are presently for sale, rent or lease
  - b. Be allowed for a maximum of five (5) Real Estate open house signs per “registered” dwelling;
  - c. To be erected a maximum of 6 hours prior to the open house, and are to be collected within 2 hours of open house completion as “registered”.
  - d. Are NOT to exceed 0.5 m<sup>2</sup> in sign area and 1.2 metres in height, (which is consistent with the City of Markham sign bylaw).
  - e. ALL Real Estate open houses that wish to have signage must place a communication to “register” to appropriate city staff within 48 hours of the open house outlining:  
  
the Open house address                      the listing agent                      the brokerage  
  
the Open house times                      the Open house dates  
  
the full contact information of the broker (including phone & email address)
2. Any illegal signs observed will be collected by the appropriate staff, and the agent will be contacted and issued a warning for a first offence. Subsequent instances of the same offence by a previously warned owner will be ticketed to a substantial fine (\$ 1,000) for each infraction to the real estate broker and a letter is to be sent to the brokerage advising of the infraction.
3. The brokerage receive a \$ 5,000 fine should the brokerage agents within their brokerage have more than 5 infractions in a calendar year.
4. That the Richmond Hill Sign By-law permits the erection of a real estate sign on a property that is being offered for sale, rent or lease
5. The appropriate city staff of the City of Richmond Hill send a list of registered open house signs to members of Council on a weekly basis prior to the open house
6. A copy of the revised by-law be sent to TREB and every Richmond Hill real estate brokerage office.

Moved by:            Councillor Tom Muench

Seconded by;