
Frequently Asked Questions:

Modernizing Alberta's Land Titles Registry

On October 1, 2025, Service Alberta and Red Tape Reduction held an engagement session with sections of the Canadian Bar Association on modernizing Alberta's Land Titles Registry. The session outlined proposed submission processes for land titles. This FAQ is a follow-up to the session.

What is changing for registration requests at Land Titles and Surveys (LTS)?

LTS is exploring ways to simplify and streamline registration processes, including reducing the volume of documents submitted and reviewed by LTS. There is no intention to change submission requirements; the intention is to change who is responsible for records management and retention of certain aspects of the submission requirements. Beginning in late 2026, lawyers in good standing with the Law Society of Alberta can digitally sign and submit certain registration requests through Alberta Registry for Land Online (ARLO). ARLO will replace Alberta Land Titles Online, Surveys Spatial Information System, and Alberta Land Titles Automation.

Why is LTS proposing new submission processes for registration requests in ARLO?

Modernization of the Land Titles Registry is part of Service Alberta and Red Tape Reduction's broader mandate to deliver efficient, secure, and affordable registry services to Albertans, including motor vehicles and other registry systems. New submission processes form part of this work and are intended to reduce backlogs and improve turnaround times. Changes are necessary to meet the needs of a growing population and ensure long-term sustainability of Alberta's Land Titles Registry.

By the end of 2026, what types of registration requests will be accepted in ARLO for electronic submission?

Lawyers in good standing with the Law Society of Alberta will be able to digitally sign and submit most of the commonly registered documents, such as transfers of land, mortgages, discharges, and change of address through ARLO by the end of 2026. More information will be available in the coming months.

What will ARLO look like?

ARLO is being designed with a user-centric approach and is intended to reduce manual data entry, minimize errors and rework. ARLO will have a new user-friendly dashboard to manage, create and submit documents. Inputting information into ARLO will be less time consuming with document fields that automatically populate with relevant data from the certificate of land title, as well as integration of third-party conveyancing software that is designed to cater to any vendor. Real-time validation of certain information will allow common clerical errors to be resolved prior to submission, such as different names between documents, a missing witness name and submitting a discharge for an instrument that was already been discharged. More information on new features will be shared in the coming months.

Will electronic submission of registration requests be mandatory for lawyers?

The intention is for lawyers in good standing with the Law Society of Alberta to submit registration requests through ARLO. LTS will continue to work with the legal community to ensure that the necessary supports are in place to facilitate a smooth transition to online submission of registration requests.

How will the Land Titles Registry's integrity be maintained under a new submission system and processes, particularly if supporting documents for registration requests are not submitted to the LTS?

Although the Registrar will no longer collect all documentation relevant for registrations, the intention is for documentation to still be created and for this documentation to be maintained by the lawyer submitting the request. The Registrar will also have a right to inspect this documentation upon request.

Will the Assurance Fund be impacted as a result of new submission processes?

No changes to the legislative provisions relating to the Assurance Fund are anticipated.

Is LTS moving away from the Torrens system?

LTS is not moving away from the Torrens system. The changes to submission processes are intended to improve and streamline processes that will benefit stakeholders and Albertans.

Who is responsible for holding the official records for Land Titles that are submitted electronically through ARLO?

Some official records will be in the custody of the Registrar of Titles; other official records will be in the custody of lawyers submitting requests through ARLO. Certificates of Title will continue to be issued by the Registrar of Titles.

Why are lawyers
being asked to
retain documents
for land titles? How
long do documents
have to be
retained?

Currently, lawyers have professional obligations to retain records for six to ten years under policies prescribed by the Law Society of Alberta and the Legal Education Society of Alberta. Therefore, copies of documents within the custody of the Registrar exist elsewhere. Reducing the number of copies of documentation is intended to improve efficiencies in processing times.

How will title
searchability and
historical tracking
be supported in
ARLO?

ARLO search functionality will allow for the retrieval of title information, including registered documents that constitute part of a registration request in a similar manner that Surveys Spatial Information System allows for today. Information collected for a registration request will include pertinent information from supporting documents, such as affidavits. However, all documentation will not be submitted to LTS. Documents not submitted to LTS will be retained by lawyers as part of the new submission process and will not be retrievable.

Who will be able to
digitally sign
submission forms in
ARLO?

When online submissions become available in ARLO in late 2026, only lawyers in good standing with the Law Society of Alberta will be able to digitally sign and submit registration requests in ARLO.