



# B.C. 2026 CONVEYANCING OUTLOOK

And What It Means for Your Legal Practice



Insights on Market Realities, Technology and Operational Pressures from the British Columbia Notary Community

March 2026

[dyedurham.ca](http://dyedurham.ca)



## ABOUT THE REPORT

This report summarizes findings from the 2025 B.C. Notary Community Survey, developed in partnership between Dye & Durham and the BC Notaries Association (BCNA).

The goal was to capture a real-world snapshot of how notaries and conveyancing professionals across British Columbia are experiencing market conditions, operational pressures, and the pace of technological change.

## CAPTURING A REAL- WORLD SNAPSHOT

## AT A GLANCE

### WHAT B.C. NOTARIES ARE TELLING US

**80%+**

REFERENCE NEED FOR FULLY INTEGRATED DIGITAL PLATFORMS

#### 1. Integration is the Defining Issue

**The market is asking for fewer, better-connected tools, not more tools.**

Over 80% of respondents referenced the need for fully integrated digital platforms or expressed frustration with fragmented systems. Only ~15% report being very satisfied with current integration, while roughly 40% say they are satisfied but still managing multiple systems.



#### 2. Efficiency is Polarized

**Integration, not effort, is what separates high-performing practices from strained ones.**

Overall efficiency ratings cluster at opposite ends of the scale. Respondents rating efficiency 8–10 almost always cite some level of system integration. Those rating 5 or below consistently reference manual re-keying, disconnected tools, and administrative duplication.

**70%+**

CITE FIRST-TIME BUYER AFFORDABILITY AS THE BIGGEST 2026 CHALLENGE

#### 4. Affordability Pressures Shape Everything

**Operational resilience matters more than growth speculation.**

Affordability for first-time buyers is cited by over 70% of respondents as the single biggest challenge facing the BC real estate market in 2026. Secondary pressures — including regulatory uncertainty and high renovation costs — are mentioned by roughly 50–60% of respondents.

**60%**

SEE AI AS OPPORTUNITY. 10% VIEW AI AS MAJOR THREAT

#### 3. AI is Welcome — with Conditions

**Trust in AI depends on strong underlying systems and clean data.**

More than 60% of respondents view AI as a major or moderate opportunity for the profession, citing efficiency gains and error reduction. Only about 10% perceive AI as a major threat.

**45%**

REPORT HIRING DIFFICULTY. 30% DESCRIBE SHORTAGES AS CRITICAL

#### 5. Staffing Shortages are Structural

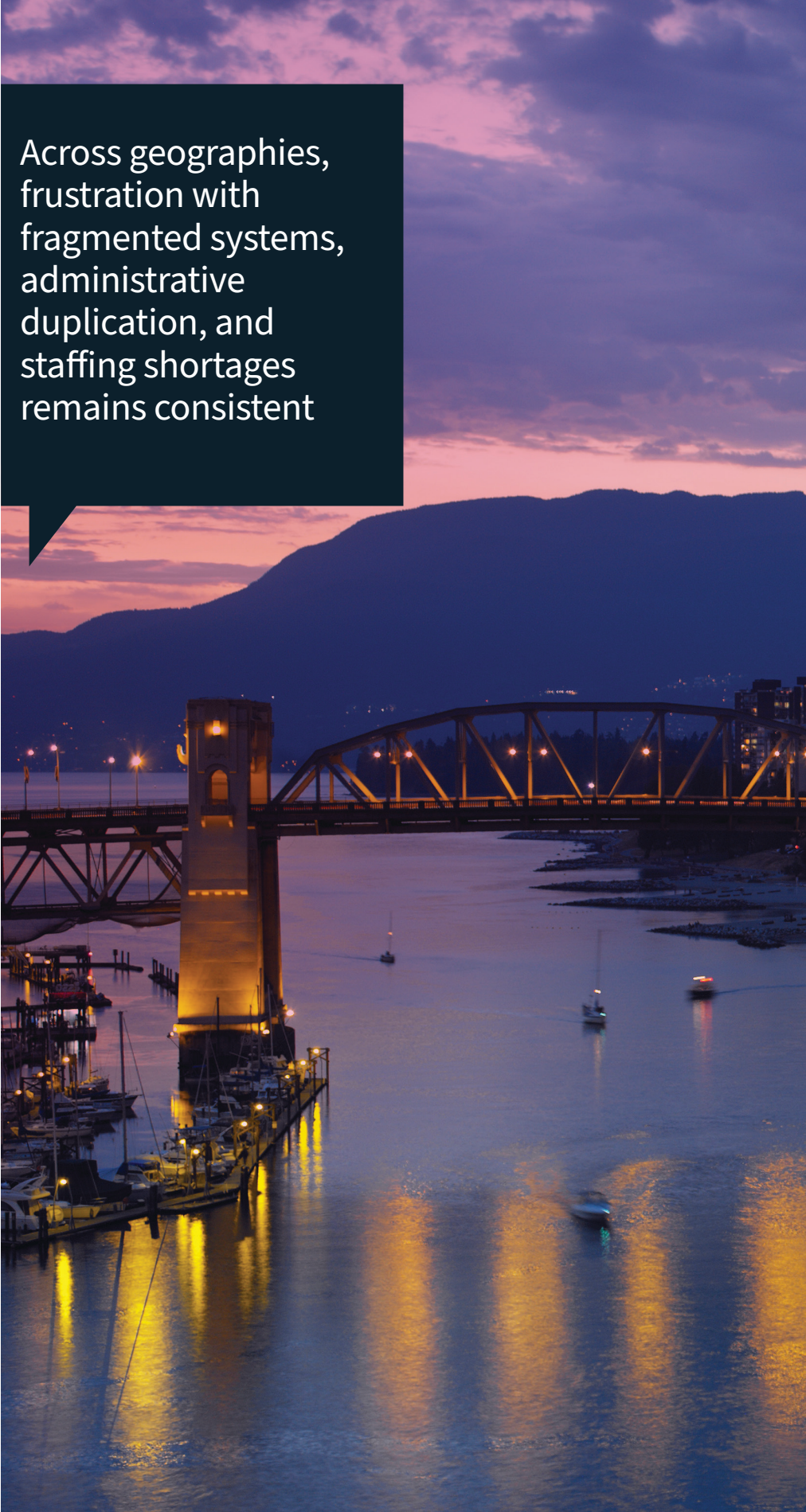
**Firms need systems that help them do more with fewer people.**

Approximately 45% of respondents report difficulty hiring qualified conveyancers, with nearly 30% describing the shortage as critical. While a small minority report a balanced hiring environment, staffing constraints are widely cited as a drag on efficiency and service quality.

## REGIONAL NUANCE: ONE PROVINCE, DIFFERENT PRESSURES

While many challenges are shared across British Columbia, responses reveal meaningful regional differences in outlook:

- **Interior and Northern B.C.** respondents are more likely to report a modest recovery or stable conditions, reflecting steadier transaction volumes and less exposure to extreme price volatility.
- **Lower Mainland and Vancouver Island** respondents more frequently cite stagnation or downturn, alongside heightened sensitivity to affordability pressures and regulatory complexity.
- **Market outlook optimism** increases outside major urban centres but the demand for better integration is universal across all regions.




Across geographies, frustration with fragmented systems, administrative duplication, and staffing shortages remains consistent

## EXECUTIVE SUMMARY

The 2025 B.C. Notary Community Survey offers a timely snapshot of how notaries and conveyancing professionals across British Columbia are experiencing change on the ground. Drawing on responses from across regions and roles, the findings reveal a profession navigating market uncertainty, operational strain, and a growing appetite for better-connected digital systems.

While sentiment around the short-term real estate market remains cautious, respondents are clear about where pressure is being felt day to day: manual processes, fragmented tools, staffing shortages, and growing risk exposure. At the same time, there is pragmatic optimism about the role technology — particularly integrated platforms and Artificial Intelligence — could play in reducing friction and supporting the profession's evolution.

Taken together, the results point to a profession at an inflection point. The coming two years will likely not be defined by a single technology shift, but by how effectively systems, stakeholders, and workflows are brought together to support accuracy, efficiency, and trust.



**THE FINDINGS  
REVEAL  
A PROFESSION  
NAVIGATING  
MARKET  
UNCERTAINTY,  
OPERATIONAL  
STRAIN, AND A  
GROWING APPETITE  
FOR BETTER-  
CONNECTED  
DIGITAL SYSTEMS.**




Affordability for first-time buyers emerged as the most frequently cited challenge looking ahead to 2026

**MARKET OUTLOOK:  
CAUTIOUS SIGNALS**

When asked to predict the B.C. real estate market over the next six months, most respondents pointed to a modest recovery, followed closely by stagnation or modest downturn. Few expect a strong rebound, and outright pessimism is present, though not dominant.

More striking than the variability in output is the consistency of the underlying constraint: affordability.

More than any other factor, affordability for first-time buyers emerged as the most frequently cited challenge looking ahead to 2026. Rising interest rates, regulatory uncertainty, and the high cost of renovations compound this pressure, particularly in urban and coastal regions.

 **WHAT THIS TELLS US:**  
Conveyancing volumes may remain uneven, placing greater importance on operational efficiency and risk management to maintain profitability and service quality.

## **EFFICIENCY REALITY CHECK: CONVEYANCING TODAY**

Respondents were asked to rate the overall efficiency of the end-to-end conveyancing process in B.C. on a scale from 1 to 10. The average score landed just under 7, but that midpoint masks a clear divide:

- Higher ratings tended to come from professionals who report some level of system integration and digital support.
- Lower ratings were consistently linked to manual work, document errors, disconnected tools, and duplicated effort.

This polarization suggests that efficiency is increasingly determined by infrastructure, not just individual skill or effort.

Notably, concerns around fraud, cybersecurity, and identity verification ranked among the more significant challenges, underscoring the growing compliance burden facing the profession.

Efficiency is increasingly determined by infrastructure, not just individual skill or effort.



## FRAGMENTED SYSTEMS, REAL CONSEQUENCES

If there is one theme that cuts across nearly every response in the survey, it is frustration with lack of integration.

Most respondents describe their current environment as one where tools partially connect, but still require constant switching, re-keying, and follow-up. Only a small minority report truly seamless systems.

Even among those who say they are “satisfied,” the satisfaction is qualified. The prevailing sentiment is not that systems work well, but that professionals have learned to work around their limitations.

This fragmentation shows up elsewhere in the data. Errors in contracts of purchase and sale are not rare events, with many respondents reporting that they encounter critical errors on a recurring basis, sometimes on a significant proportion of files.

### **THE IMPLICATION:**

Disconnected tools do more than slow work down; they increase exposure to errors, rework, and downstream risk.

## WHAT NOTARIES ARE ASKING FOR IS CLEAR:



**Fewer platforms**



**Shared data across  
stakeholders**



**Consistent systems  
across lenders**



**Less administrative  
duplication**



## AI AND TECHNOLOGY: OPPORTUNITY, WITH CONDITIONS


Views on artificial intelligence are nuanced.

Respondents overwhelmingly view AI as a **moderate or major opportunity**, particularly for reducing errors, improving efficiency, and supporting routine tasks. At the same time, a meaningful minority express concern about de-skilling or long-term displacement.

What is notable is that skepticism toward AI often correlates with today's operational realities. Where systems are fragmented, AI feels abstract or risky. Where digital workflows are already in place, AI feels practical.

When asked to identify the single factor likely to have the greatest impact on the profession over the next 24 months, respondents most frequently pointed to:

- Fully integrated digital platforms connecting all stakeholders
- Advances in AI-enabled tools
- Continued digitization from the LTSA


 **THE TAKEAWAY:** There is a clear desire for technological progress that is practical, incremental, and grounded in real workflow improvements.

## WORKFORCE PRESSURES: DOING MORE WITH LESS

Access to experienced conveyancers remains a concern for many practices. Many respondents report a moderate shortage of qualified conveyancers, while a significant portion describe the situation as critical, especially in high-demand regions.

These shortages amplify every other challenge:

- Manual processes consume time that staff do not have
- Errors carry greater risk when teams are stretched thin
- Growth becomes difficult to sustain

 **THE TAKEAWAY:** This staffing pressure reinforces the importance of systems and processes that reduce reliance on manual intervention and make it easier for teams to operate efficiently, even with constrained resources.

## WHAT THE PROFESSION IS ASKING FOR


The survey closed with an open-ended question: If you had one wish for the future of conveyancing in British Columbia, what would it be?

The answers reinforce everything that came before:

- AI-powered, fully integrated platforms connecting all stakeholders and cutting redundant work.
- Smoother lender communication with real-time fund transfers and consistent banking practices.
- Lower, predictable software and conveyancing costs.
- Better training, recognition, and fair compensation for conveyancers.
- Fraud-proof processes with fewer surprises and reduced financial risk.

At its core, the message is one of alignment. Notaries are not asking for disruption for its own sake but for tools and processes that support the professionalism, accuracy, and trust that the role demands.

**In short, the profession is asking for relief from friction.**



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## CLOSING PERSPECTIVE

The 2025 B.C. Notary Community Survey highlights a profession balancing realism with readiness. Market uncertainty and operational pressure are real, but so is the appetite for improvement.

As conveyancing continues to evolve, the greatest gains will likely come from reducing friction — between systems, between stakeholders, and within workflows — so that notaries can focus on delivering reliable, compliant, and client-focused service in an increasingly complex environment.

The next phase of digital transformation in B.C. will be defined by how well tools fit the real workflows of the people who use them every day.

*This report is based on aggregated survey responses and reflects practitioner perspectives at a specific point in time.*

**THE MARKET IS ASKING  
FOR FEWER,  
BETTER-CONNECTED TOOLS.**



## VOICES FROM THE PROFESSION

The following anonymized excerpts from open-ended responses reflect the tone and lived experience behind the data. Quotes have been lightly edited for clarity and anonymized to protect respondent confidentiality.

// Apply AI to fully integrated systems where we would only review the data and explain it to clients.

// More seamless communication between all stakeholders to simplify the process and reduce stress.

// Be valued more and be able to charge appropriately, as the work is very important.

// We're spending more time managing administrative work that used to sit with banks or other parties.

// Fraud-proof processes and better banking services so we don't have to worry about holds on funds.



## CONNECTING THE CONVEYANCING WORKFLOW

**80%+**  
OF RESPONDENTS CITED  
FRAGMENTED SYSTEMS AS  
A MAJOR CHALLENGE.

**Fragmented systems were the most consistent challenge identified in this survey.**

Unity® Practice Management is Dye & Durham's cloud-based platform designed to connect key steps of the conveyancing workflow in a single, integrated environment.

**Learn more about Unity®**

**[dyedurham.ca/solution/unity](https://dyedurham.ca/solution/unity)**

### ABOUT THE SURVEY

This survey was conducted jointly by Dye & Durham and the B.C. Notaries Association between October and November 2025. We received 62 responses from notaries, conveyancers, office managers, and related professionals across the province.

The findings reflect practitioners' perspectives based on active files and daily operational realities. The consistency of themes across roles and regions provides a reliable view of the profession's current priorities and pressures.

### ABOUT DYE & DURHAM

Dye & Durham is a trusted provider of legal technology solutions serving lawyers, notaries, and real estate professionals across Canada. With over a century of experience supporting the legal community, we're helping professionals embrace digital transformation through secure, efficient, and integrated workflows that put clients first.

Learn more about **Unity®** and our suite of **integrated** legal technology solutions.

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