



**DIRECTIVE
Real Property Registry**

SECTION: PID Databank

NUMBER: 3001-004

SUBJECT: Benefits

PURPOSE

This directive defines how benefits are to be entered for parcel descriptions in PID Databank.

REFERENCE

NEW BRUNSWICK REGULATION 2000-40

5. A statement of interests that benefit a parcel of land shall include the following with respect to each interest:

(a) if a plan creates the interest,

- (i) the registration number of the plan,
- (ii) the name of the county in which the plan is registered, and
- (iii) the registration date of the plan;

(b) if a document creates the interest,

- (i) the document type,
- (ii) the registration number of the document,
- (iii) the name of the county in which the document is registered,
- (iv) the registration date of the document, and
- (v) the book and page number associated with the registration of the document, if applicable.

DIRECTIVE

As provided for in the regulation, benefit statements must include the reference to the instrument which **creates** the interest. *(This instrument may be beyond the extent of the 40 year search period)*

Since the AFR can reflect Unregistered Interests, benefit statements must also be inserted in the description for the benefited parcel, where applicable, referencing the unregistered benefit.

The regulation provides for a statement for **each** interest.

Multiple benefits created in a single instrument may be itemized and referenced in a single statement.

Multiple benefits created in different instruments must be referenced in individual statements for each interest.

NOTE

Care must be taken to maintain the benefits through revision of the descriptions as the parcel fabric changes and existing easements and benefits get affected, especially as a result of the subdivision process.