

Anti-Flipping Rule Guide (Canada)

Practical planning + documentation checklist.

Canada Edition

Built for flips

Templates included

What you get: Clear frameworks, checklists, and practical templates built for Canadian flips. Use it to make faster decisions and protect profit.

Red Academy
Canadian Real Estate Developers Academy
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Short holding periods need planning

Rules and enforcement can change and differ by situation. This guide is for practical planning and documentation only. Confirm specifics with a qualified Canadian accountant/tax lawyer.

Your protection is documentation: why decisions were made, what changed, and what delays occurred.

Before you buy: the 10-minute risk check

- Is your timeline realistic (permits + inspections + lead-times)?
- Can you defend your ARV with comps and notes?
- Do you have written scope + quotes (dated)?
- Will all payments have invoices and proof?
- Do you have a Plan B exit if market shifts?

Documentation pack (save this)

Category	Keep these items
Property file	Purchase contract, inspection, title/strata docs, photos
Project file	Scope, quotes, contracts, change orders, progress photos
Permits	Applications, approvals, inspection notes, emails
Accounting	Invoices, receipts, payment confirmations, budget vs actual
Market file	Comp notes, listing history, DOM, price adjustments

Worksheet: build your documentation checklist

Item	Collected? (Y/N)	Where stored (Drive folder)	Notes

Educational content only. Confirm all tax/legal decisions with qualified professionals.