

The Devolution of Real Property Act

Repealed

by [Chapter 2 of *The Statutes of Saskatchewan, 2008*](#)
(effective November 1, 2008)

Formerly

[Chapter D-27 of *The Revised Statutes of Saskatchewan, 1978*](#)
(effective February 26, 1979) as amended by the [Statutes of
Saskatchewan, 1979-80, c.92; 1983, c.80; and 2001, c.33.](#)

NOTE:

This consolidation is not official. Amendments have been incorporated for convenience of reference and the original statutes and regulations should be consulted for all purposes of interpretation and application of the law. In order to preserve the integrity of the original statutes and regulations, errors that may have appeared are reproduced in this consolidation.

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CHAPTER D-27

An Act to make Uniform the Law respecting the Devolution of the Real Property of Deceased Persons

Short title

1 This Act may be cited as *The Devolution of Real Property Act*.

Interpretation

2 In this Act:

- (a) “**adult**” or “**adult person**” means a person eighteen years of age or more;
- (b) “**court**” means the Court of Queen’s Bench or a judge thereof;
- (c) “**infant**” or “**minor**” means a person under eighteen years of age;
- (d) “**lunatic**” includes an idiot and a person of unsound mind;
- (e) “**personal representative**” means the executor, original or by representation, or administrator for the time being of a deceased person.

R.S.S. 1978, c.D-27, s.2.

Application of Act

3 This Act applies only in cases of death after the thirty-first day of August, 1928.

R.S.S. 1978, c.D-27, s.3.

Devolution of real property upon personal representatives

4(1) Real property in which a deceased person was entitled to an interest not ceasing on his death shall on his death, notwithstanding any testamentary disposition, devolve upon and become vested in his personal representative from time to time as if it were personal property vesting in him.

(2) A testator shall be deemed to have been entitled at his death to any interest in real property passing under any gift contained in his will that operates as an appointment under a general power to appoint by will.

(3) The personal representative shall be the representative of the deceased in regard to his real property in which he was entitled to an interest not ceasing on his death as well as in regard to his personal property.

(4) Probate and letters of administration may be granted in respect of real property only, although there is no personal property.

R.S.S. 1978, c.D-27, s.4.

Personal representative to hold as trustee

5 Subject to the powers, rights, duties and liabilities hereinafter mentioned, the personal representative of a deceased person shall hold the real property as trustee for the persons by law beneficially entitled thereto, and those persons shall have the same right to require a transfer of real property as persons beneficially entitled to personal property have to require a transfer of such personal property.

R.S.S. 1978, c.D-27, s.5.

Rules of law to apply

6 Subject to the provisions hereinafter contained, all enactments and rules of law, and all jurisdiction of any court with respect to the appointment of administrators or to probate or letters of administration, or dealings before probate in the case of personal property, and with respect to costs and other matters in the administration of personal property in force before the first day of September, 1928, and all powers, duties, rights, equities, obligations, and liabilities of a personal representative in force before the first day of September, 1928, with respect to personal property, apply and attach to the personal representative and have effect with respect to real property vested in him.

R.S.S. 1978, c.D-27, s.6.

Savings as to administration of assets

7 Without prejudice to the rights and powers of a personal representative, the appointment of a personal representative in regard to real property does not, except as hereinafter provided, affect:

- (a) any rule as to marshalling or as to administration of assets;
- (b) the beneficial interest in real property under any testamentary disposition;
- (c) any mode of dealing with any beneficial interest in real property or the proceeds of the sale thereof;
- (d) the right of any person claiming to be interested in the real property to take proceedings for the protection or recovery thereof against any person other than the personal representative.

R.S.S. 1978, c.D-27, s.7.

Administration of real property

8 In the administration of the assets of a deceased person his real property shall be administered in the same manner, subject to the same liabilities for debts, costs and expenses and with the same incidents, as if it were personal property, but nothing in this section alters or affects:

- (a) the order in which real and personal assets respectively are now applicable as between different beneficiaries, in or toward the payment of funeral and testamentary expenses, debts or legacies; or
- (b) the liability of real property to be charged with payment of legacies.

R.S.S. 1978, c.D-27, s.8.

Personal representatives to be deemed “heirs”

9 When any part of the real property of a deceased person vests in his personal representative under this Act, the personal representative, in the interpretation of any Act of this Legislature or in the construction of any instrument to which the deceased was a party or under which he was interested, shall, while the estate remains in the personal representative, be deemed in law the heir of the deceased, with respect to such part, unless a contrary intention appears, but nothing in this section affects the beneficial right to any property or the construction of words of limitation of any estate in or by any deed, will or other instrument.

R.S.S. 1978, c.D-27, s.9.

Orders for conveyance or sale

10(1) At any time after the expiration of one year from the date of probate or of letters of administration if the personal representative has failed, on the request of the person entitled to any real property, to convey the real property to that person, the court may, if it thinks fit, on the application of that person and after notice to the personal representative, order that the conveyance be made, and in default may make an order vesting the real property in such person as fully and completely as might have been done by a conveyance thereof from the personal representative.

(2) If, after the expiration of such year, the personal representative has failed, with respect to the real property or any portion thereof, either to convey the same to a person entitled thereto or to sell and dispose of it, the court may, on the application of any person beneficially interested, order that the real property or portion be sold on such terms and within such period as may appear reasonable; and, on the failure of the personal representative to comply with such order, may direct a sale of the real property or portion upon such terms of cash or credit, or partly one and partly the other, as may be deemed advisable.

R.S.S. 1978, c.D-27, s.10; 1979-80, c.92, s.21.

Powers of sale

11 The personal representative may sell the real property for the purpose not only of paying debts but also of distributing the estate among the persons beneficially entitled thereto, whether there are debts or not, and it is not necessary that the persons beneficially entitled concur in any such sale except where it is made for the purpose of distribution only.

R.S.S. 1978, c.D-27, s.11.

Sale for distribution only

12(1) Subject to the provisions hereinafter contained, no sale of real property for the purpose of distribution only is valid as respects any person beneficially interested, unless he concurs therein.

(2) Where, in the case of such a sale:

- (a) a lunatic is beneficially interested; or
- (b) adult beneficiaries do not concur in the sale; or

(c) where under a will:

- (i) there are contingent interests or interests not yet vested; or
- (ii) the persons who may be beneficiaries are not yet ascertained;

the court may, upon proof satisfactory to it that the sale is in the interest and to the advantage of the estate of the deceased and the persons beneficially interested therein, approve the sale, and a sale so approved is valid with respect to the contingent interests and interests not yet vested, and is binding upon the lunatic, non-concurring persons and beneficiaries not yet ascertained.

(3) If an adult accepts a share of the purchase money, knowing it to be such, he shall be deemed to have concurred in the sale.

R.S.S. 1978, c.D-27, s.12.

Where an infant is interested

13 No sale, where an infant is interested, is valid without the written consent or approval of the public guardian and trustee or, in the absence of such consent or approval, without an order of the court.

R.S.S. 1978, c.D-27, s.13; 1983, c.80, s.8; 2001, c.33, s.23.

Distribution or division

14 The personal representative may, with the concurrence of the adult persons beneficially interested, with the approval of the public guardian and trustee on behalf of infants or lunatics, if any infants or lunatics are so interested, divide or partition and convey the real property of the deceased person, or any part thereof, to or among the persons beneficially interested.

R.S.S. 1978, c.D-27, s.14; 1983, c.80, s.8; 2001, c.33, s.23.

Other powers of personal representative

15(1) The personal representative may, from time to time, subject to the provisions of any will affecting the property:

- (a) lease or otherwise dispose of the real property or any part thereof for any term not exceeding one year;
- (b) lease or otherwise dispose of the real property or any part thereof for a longer term:
 - (i) with the approval of the court; or
 - (ii) with the concurrence of the adult persons beneficially interested, with the approval of the public guardian and trustee on behalf of infants or lunatics, if any infants or lunatics are so interested;

(c) lease, grant a *profit a prendre* in respect of or otherwise deal with or dispose of mines and minerals or sand and gravel forming part of the real property whether they have already been worked or not and either with or without the surface or other real property, or grant any easement, right or privilege of any kind over or in relation thereto:

- (i) with the approval of the court; or
 - (ii) with the concurrence of the adult persons beneficially interested, with the approval of the public guardian and trustee on behalf of infants or lunatics, if any infants or lunatics are so interested;
 - (d) raise money by way of mortgage of the real property or any part thereof for the payment of debts, or for payment of taxes on the real property to be mortgaged, and, with the approval of the court, for the payment of other taxes, the erection, repair, improvement or completion of buildings or the improvement of lands, or for any other purpose beneficial to the estate.
- (2) Where infants or lunatics are interested, the approvals or order required by sections 12 and 13 in case of a sale shall be required in the case of a mortgage, under clause (d) of subsection (1) of this section, for payment of debts or payment of taxes on the real property to be mortgaged.

R.S.S. 1978, c.D-27, s.15; 1983, c.80, s.8; 2001, c.33, s.23.

Real property sold or distributed

16(1) A person purchasing real property in good faith and for value from:

- (a) the personal representative; or
 - (b) a person beneficially entitled thereto to whom the same has been conveyed by the personal representative;
- shall hold the same freed and discharged;
- (c) from all debts or liabilities of the deceased owner except such as are specifically charged thereon otherwise than by his will; and
 - (d) where the purchase is from the personal representative, from all claims of the persons beneficially interested.

(2) Real property that has been conveyed by the personal representative to a person beneficially entitled thereto continues to be liable to answer the debts of the deceased owner so long as it remains vested in that person, or in any person claiming under him not being a purchaser in good faith and for value, as it would have been if it had remained vested in the personal representative, and in the event of a sale or mortgage thereof in good faith and for value by the person beneficially entitled he shall be personally liable for those debts to the extent to which the real property was liable when vested in the personal representative but not beyond the value thereof.

R.S.S. 1978, c.D-27, s.16.

Concurrence of personal representatives

17 Where there are two or more personal representatives a conveyance, mortgage, lease or other disposition of real property devolving under this Act shall not be made without the concurrence therein of all such representatives or an order of the court, but where probate is granted to one or some of two or more persons named as executors, whether or not power is reserved to the other or others to prove, any conveyance, mortgage, lease or other disposition of the real property may be made by the proving executor or executors for the time being, without an order of the court, and shall be as effectual as if all the persons named as executors had concurred therein.

R.S.S. 1978, c.D-27, s.17.

No dower or courtesy

18 No widow shall be entitled to dower in the land of her deceased husband and no husband shall be entitled to any estate by the courtesy in the land of his deceased wife.

R.S.S. 1978, c.D-27, s.18.

Rights hereby conferred to be additional

19 The rights and immunities conferred by this Act upon personal representatives are in addition to, and not in derogation of, the powers conferred by any other Act, or by the will.

R.S.S. 1978, c.D-27, s.19.

Duties on real property

20 Nothing in this Act alters any duty payable in respect of real property or imposes any new duty thereon.

R.S.S. 1978, c.D-27, s.20.

Construction of Act

21 This Act shall be so interpreted and construed as to effect its general purpose of making uniform the law of the provinces that enact it.

R.S.S. 1978, c.D-27, s.21.