



CHOAIR2022-02
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BC GOVERNMENT PROPOSES LEGISLATION THAT BANS STRATA CORPORATIONS
FROM PROHIBITING RENTALS
Information Release

NEW WESTMINSTER: The BC Government took significant steps today that will affect BC's strata community by introducing *Bill 44 – 2022 Building and Strata Statutes Amendments Act, 2022* which, when passed, will immediately prohibit a strata corporation from restricting rentals.

CHOA is encouraging the legislature to understand the potential consequences of this decision, as it will significantly affect many people who, for almost 60 years, have purchased into strata communities with the confidence their property use would have permitted controls over ownership occupancy and limited rentals.

The consequences and burden of removing a strata corporation's ability to adopt rental restriction bylaws will be borne by self-managed strata corporations of 50 units or less that rely upon their resident owners to participate on strata councils. Landlords rarely participate in strata operations, and rarely support increased strata fees or special levies for repairs. "In addition to the onerous task of operations, we will now be downloading the work load of managing tenants on the volunteers we charge with the statutory obligations of property operations under the *Strata Property Act*." said Tony Gioventu, CHOA executive director. "*The Strata Property Act* does not permit a strata corporation to screen tenants. They are at the mercy of whoever landlords accept as tenants." he added.

We are encouraging all members of the legislature to seriously consider any decision to remove existing legislation permitting rental bylaws from the *Strata Property Act*.

The Condominium Home Owners Association (CHOA) is a non-profit association that assists the entire strata industry throughout BC. CHOA promotes the interests of strata property owners by providing advisory services, education, resources, and support for its members and the strata community at large. For more information visit the CHOA website at: www.choa.bc.ca

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For more information, please contact Tony Gioventu at 604-323-6458.
Attached: copy of a letter sent to all MLA offices from CHOA

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