



CHOAIR2022-03
November 25, 2022

NEW LEGISLATION AFFECTING STRATA CORPORATIONS IN BC NOW IN EFFECT
Information Release

NEW WESTMINSTER: With the passing of *BILL 44 –Building and Strata Statutes Amendment Act, 2022* strata corporations across BC will no longer be able to enforce bylaws that prohibit or restrict rentals. Effectively immediately, all rental bylaws are no longer enforceable. Landlords are still obliged to provide a strata corporation with a Form K Notice of Tenant's responsibilities and landlords and tenants must comply with all other bylaws and rules of a strata corporation. The application of an Owner Developer Form J Rental Disclosure no longer applies. Short term accommodation bylaws that prohibit AirBnB or VRBO type uses are still in full force and effect, with fines of up to \$1,000 per day if a strata corporation has amended their bylaws. Only age restriction bylaws of 55 and over that apply to occupancy are now enforceable with a requirement to accommodate live in care givers or support persons. Electronic meetings are now permitted without the need for a bylaw, and secret ballots are not permitted at electronic meetings to ensure eligible voters and proxies are identified and calculated accurately.

The Condominium Home Owners Association of BC will be hosting a free Bill 44 Information Webinar on November 30, 2022 at 12:00noon. Please visit the CHOA website at www.choa.bc.ca for a link to the webinar. For anyone who cannot attend the webinar will be recorded and posted on the CHOA YouTube channel.

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

-30-

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