

What We Do ▶

Want to Be a REALTOR®?

New REALTORS®

REALTOR® Professional
Development ▶

Professional Benefits ▶

About BCREA ▶

Search BCREA Online 🔍



[BCREA Access Home](#)

Bill 44: *Building and Strata Statutes Amendment Act* – Frequently Asked Questions



On November 24, 2022, the provincial government passed Bill 44 in the provincial legislature, which changed restrictions around rentals and ages of owners and tenants under the new *Building and Strata Statutes Amendment Act*.

The *Act* makes significant changes to age restriction bylaws and rental restriction bylaws allowed in any strata corporation in British Columbia.

We have put together responses to three of the most frequently asked questions regarding Bill 44 and the *Strata Statutes Amendment Act*.

With Bill 44: *Building and Strata Statutes Amendment Act*, do Property Disclosure Statements need to be updated?

REALTORS® who are representing clients in transactions involving strata properties, should review with their clients completed Property Disclosure Statements to ensure they reflect the new updates to the *Strata Property Act* in regards to rental and age restrictions.

Can there be any rental restrictions placed on strata properties in BC?

Bill 44, the *Building and Strata Statutes Amendment Act*, removes a strata corporation's former power to prohibit the rental of strata lots, or limit the number or percentage of residential strata lots that may be rented, or the period of time for which residential strata lots may be rented and replaces this power with an express ban on restrictions of rentals of strata lots.

In some cases, strata corporations may be able to restrict the use of strata lots, such as by restricting commercial uses or prohibiting vacation, travel or temporary accommodation uses or other short-term licenses to occupy arrangements. Airbnb and Vrbo are considered short-term rentals, and strata bylaws are still in place to restrict those activities in strata properties. In these cases, sellers should remember to record these types of use restrictions that may affect the ability to rent a unit on the Property Disclosure Statements for Strata Properties, where it asks, "Are you aware of any rental restrictions?"

Can there be any age restrictions placed on residential properties in BC?

Bill 44, the *Building and Strata Statutes Amendment Act*, prohibits a strata corporation from passing an age restriction bylaw other than a bylaw requiring one or more residents of a strata lot to have reached a specified age that is not less than 55 years.

The strata corporation may pass a bylaw that requires one or more persons residing in a strata lot to have reached a specified age that is not less than 55 years.

An age restriction bylaw does not apply to certain people, including people already living in the strata lot when the bylaw is passed and live-in caregivers.

In these cases, sellers should remember to record these types of age restrictions in Property Disclosure Statements for Strata Properties, where it asks, "Are you aware of any age restrictions?"

If you have any additional questions regarding Standard Forms around Bill 44: *Building and Strata Statutes Amendment Act*, please email standardforms@bcrea.bc.ca.

Suite 1425, 1075 West Georgia St.
Vancouver, BC V6E 3C9

Phone 604.683.7702

Toll Free 1.844.288.7702

Fax 604.683.8601

Email bcrea@bcrea.bc.ca

Follow Us



Sign up and stay informed

Enter your email address



BROWSE ALL CATEGORIES ▼