

Condominium Home Owners Association

A non-profit association serving strata owners since 1976

Bulletin: 300-031

Condo Smarts

Headline: Pet ownership made clear in strata bylaws

Topic: Pet registry

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For many condo owners there is nothing more precious than their pets. There are probably as many pets as there are human residents. That means there are likely more than 500,000 dogs, birds, cats, fish, rats, snakes, iguana's, ferrets, and exotic animals in B.C. apartments and townhouses. How does the strata community keep track of these pets?

In January, a pet owner of two rare cats discovered the value of the pet registry system in her strata. During the day, someone broke into her apartment, and her cats escaped. After the police had arrived, a council member reunited her with her cats. An owner had reported them on the grounds and the council identified them by the pet registry. This strata has managed to create a harmonious environment both for pet and non pet owners. Owners with pets are notified when specific chemical spraying is being performed, or pest control measures are necessary. As well, they can be identified in regards to noise problems with pets or damage to property.

Strata Law: A pet registry is not covered in the strata act. Strata corporations, through their bylaws, may restrict or limit the number of pets for a variety of reasons (the bylaws do not apply to a pet living with an owner, tenant or occupant at the time the bylaw is passed and after).

Tips: Pets may be a comfort, but remember they can also be a nuisance. A pet registry records which pets live in which units and, when reasonably enforced, can contribute to a harmonious strata community. It works to benefit all of the owners. In the case of emergencies such as break-ins, fires, or the death of a resident, the community can act quickly to assist pets in crisis.

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