

Condominium Home Owners Association

A non-profit association serving strata owners since 1976

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Condo Smarts

Headline: Be clear with assessments after closing

Topic: Special levies and buying or selling a strata

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The summer months are the best time for major housing repair and maintenance. Because many strata corporations don't plan for long-term replacements and repairs in their contingency savings, they often resort to special levies to pay for related expenses. But who pays for the special levy when a strata lot is sold?

An Aldergrove purchaser had a recent surprise to discover, 15 days after she moved into her townhouse, that she had a special roof levy in the amount of \$2,800.00 due. She had requested a Form B information certificate two months earlier when the subjects were removed, but when that Form B was issued, no notice had been given of a special general meeting for the roofing.

She did not followed up with any questions from the minutes, which directed council to obtain estimates for summer roof repairs. The special assessment due date was after her possession date. As a result, she had to pay the special levy.

Strata Law: When a strata lot is sold, assessments due before the conveyance are paid by the vendor and those due after the conveyance are paid by the purchaser. The Form B is an important document but it does have time limitations in accuracy.

Tips: Sales of strata lots can be as difficult for the strata council as they are for the vendors and purchasers. Obtain the minutes and records in advance of your purchase. Read them closely. With a long closing date, there could be changes that affect a purchase. Had the purchaser read these minutes, she would have discovered the upcoming repairs. The cost of the levy could then have become a condition of then sale of the townhouse.

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