

Strata Living

Headline: Certificate Charges

Topic: Forms

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Dear Tony: We have been looking at a number of strata units in the west end and requesting documents and information relating to the strata corporation. Our agent has advised that before we make any offers we request a Form B Information certificate and read the registered bylaws of the strata corporation. The information has been very helpful in making our decisions; however, we have experienced an unusual disparity in the costs of the information. One strata charged \$35 for the form and .10 cents a copy for materials, while another charged \$125 for the form and .25 cents per copy for information. Is this a random cost or is it set out somewhere in BC law regarding the limits?

Doug & Carmel W.

Dear Doug & Carmel: The *Regulations of the Strata Property Act* set out the limitation on costs, and sections 59 & 115 of the Act sets out the time periods. If you can wait for the prescribed time periods of 7 days for a Form B or the Form F, then the maximum amounts that can be charged apply to the forms. \$35 for a Form B, and \$15 for a Form F. If you request the forms in a shorter period of time as a rush order, the fees may be higher, depending on the needs for the strata corporation or their agent to make your request a priority. The maximum charge for copies of documents permitted is .25 cents per page per copy. This amount

should be worth noting for buyers. With the changes in the Form B as of March 1, 2012, depreciation reports must included with the Form B, if one has been prepared for the strata corporation. Depending on the property, a depreciation report can easily reach 100 pages plus. While the cost for information certificates is going to rise with the additional information, the depreciation report is a document that will provide the buyer with valuable information about the asset conditions and future costs for the strata. A new series of information bulletins is available from CHOA @ www.choa.bc.ca

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