

Strata Living

Headline: Rush Fees

Topic: Forms; Fees

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Written by: Tony Gioventu

Dear Tony: As a real estate agent, I find it very difficult to obtain information from a strata corporation quickly so my clients can make some reasonable decisions in a short period. In order for us to get Form B Info Certificate, or additional information, the strata corporation or their management company frequently demands rush fees for orders less than 7 days. The costs in some cases are over \$500 in addition to the cost per page at 25 cents. By the time a depreciation report is added to all of the documents, the costs have reached as high as \$650 for some of my clients. Is it possible for strata corporations to choose not to charge rush fees or limit the fees collected by managers?

Sandra W. Richmond

Dear Sandra: Yes it is possible for a strata corporation to adopt a bylaw or decide as a strata council that they will either not charge rush fees, or that they will set a reasonable published limit. Some rush fees are simply a money grab by the strata corporation or their manager, but often times the rush fees are absorbed by the need to pay someone to drop whatever they are doing and prepare the required documents and review them for accuracy before they are provided. It's not just as simple as having a ready to go pack on the shelf. Conditions and liabilities change for strata corporations every day, and the forms, and requested information has to be

updated just as frequently. Whatever is spent, will be the best investment for the client to feel comfortable with their purchase or decision not to purchase. I am constantly bewildered by the small amount of time consumers spend on purchasing a new home, compared with the amount of time they spend on a new car purchase. Rush fees that are excessive are simply a turn off to agents and buyers. Strata corporations have to approve the rush fees a management company is permitted to charge, in the management company service agreement. Whatever is being charged is up to the strata corporation and council to decide. Remember if you provide a minimum 7 days notice, a Form B is \$35 plus copying and a Form F is \$15 plus copying.

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