
Strata Living

Headline: The cost of forms

Topics: Forms

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Dear Tony: How much is a strata management company permitted to charge for a Form B Information Certificate? We are looking at a condo in Yaletown and have visited the unit twice and have now submitted an offer subject to obtaining the records from the strata. We allowed for 5 days to have the documents obtained and to give us time to review the materials. We were startled to discover the cost was going to be \$500 for the Form B including the cost of the copies at 25 cents a page. This seems excessive to be able to access the strata records for a purchase.

Don W.

Dear Don: If an owner or their agent is requesting a Form B, the strata corporation must provide the Form within 7 days of having received the request, and depending on how the request was made the period could be longer allowing for the receipt of the notice. You have requested the form in a shorter time period that the *Strata Property Act* and Regulations require and have likely triggered a rush fee for the form and the documents. If you had provided the strata with sufficient notice to meet the time requirements, the strata would have only been permitted to charge \$35 for the Form B and the strata is still permitted to charge up to 25 cents per page per copy. The rush charge imposed by the strata management company on behalf of the strata corporation will be a fee that the strata corporation was required to approve which can be verified in the strata management agreement. To avoid high costs of forms and documents from the strata corporation or their manager, request the forms as early as possible and try to allow for a 14 day window so you can avoid any rush costs. It may not always be possible to avoid the rush costs if you are facing a tight closing window, but \$500 is a small amount to pay for the knowledge that will help you make a prudent decision on a \$1.1 million dollar condo.