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BC STRATA AND CONDOMINIUM LAW NEWSLETTER

April 2020

Update from BC Housing - All Strata General Meetings can be held by electronic means - no bylaw required

BC Housing has created guidelines and orders intended to provide assistance to strata corporations during the provincially declared public health emergency related to COVID-19.

Most recent and most notable is the order made this week that (despite any provision of the Act or any bylaw or regulation to the contrary) any strata meeting may be held by telephone or by electronic means; as long as the participants can all communicate with each other during the meeting. The wording of the order is here:

<https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/strata-housing/images/m114-2020.pdf>

That special authorization ends when the provincial public health emergency concludes (without being extended). However, a bylaw which allows electronic meetings for general meetings can be passed during a meeting held under this order; to preserve that flexibility and help keep owners safe after the emergency formally expires. Our new electronic meeting template accounts for these changing circumstances.

Other mandatory guidelines and valuable suggestions regarding management, governance, facilities access and maintenance are also included on the BC Housing website:

<https://www2.gov.bc.ca/gov/content/housing-tenancy/strata-housing/covid-19-and-strata-housing/covid-19-information-for-strata-housing>

If your strata corporation needs an electronic meeting bylaw, needs guidance about how to convene a meeting during the COVID-19 crisis, or would like advice on any other topic; Fischer and Company remains here to help our clients cope with any crisis.

We would also like to express our appreciation to our clients and industry contact who have all been very patient and community-minded during this unprecedented time. Thank you all, and stay safe.

Fischer & Company

Fischer & Company, located in the heart of the Okanagan, Kelowna, has provided a wide range of legal services to individuals, strata corporations and management companies in Kelowna, the Okanagan, and throughout the entire Province of British Columbia, since 2007. For more information on our Services Offered, to review our online Strata Basic Tips or New updates, or to see how we can assist you with your issue, please visit our website at www.fischerandcompany.ca

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