



## MANUFACTURED HOME PARK RESIDENTS – IS YOUR PARK GETTING REDEVELOPED? *KNOW YOUR RIGHTS!*

If you live in a Manufactured (mobile) Home Park within the City of Revelstoke and your landlord has plans to redevelop the property, **you have rights**. This information sheet is intended to assist tenants of Manufactured Home Parks understand the rules that govern proposed redevelopment of Manufactured Home Parks within the City of Revelstoke.

### WHAT DO I NEED TO KNOW ABOUT PROVINCIAL LAW?

The Provincial Government administers the *Manufactured Home Park Tenancy Act*. If you **own** your manufactured home and **pay pad rent** to the landlord, this law gives you certain rights.

The Provincial Government through the Residential Tenancy Branch has developed a guide for both landlords and tenants to better understand the provincial rules around redevelopment of Manufactured Home Parks.

When converting a Manufactured Home Park to a non-residential use or redeveloping to allow for residential uses other than manufactured homes, **the property owner must give you 12 months notice** of your final moving date using a “Notice to End Tenancy.” This notice cannot be provided **until they have received all their required permits and approvals from the City**. This is typically in the form of securing appropriate zoning for the intended use and an issued Development Permit.

If you have received a 12-month notice, you can still end your tenancy early by giving your landlord **10 days written notice** and paying rent up to the move out date. Tenants can also end tenancy before a property owner received all their permits through a “**Mutual Agreement to End Tenancy**”. This is where you and the property owner mutually agree to the terms and conditions upon which the tenancy is ended. **You are not obligated to sign a Mutual Agreement to End Tenancy**. If you do not enter into this agreement, you are still entitled to required compensation under provincial law.

**Under provincial law, you must be paid \$20,000** on or before the effective date of the notice to end tenancy. In some cases where you cannot move your manufactured home to a new site, you can apply to the Residential Tenancy Branch for the difference between the \$20,000 and the assessed value of your home.





## WHAT DO I NEED TO KNOW ABOUT THE CITY'S POLICY?

The City has a Policy (*Manufactured Home Park Redevelopment, Residential Tenant Protection, and Strata Conversion Policy*) to help protect tenants residing in Manufactured Home Parks. This Policy is focused on ensuring the long-term, thoughtful transition of Manufactured Home Parks that minimizes the displacement of existing tenants.

When a proposal is submitted to the City to redevelop a Manufactured Home Park, at least two weeks in advance of submitting an application to the City, the owner of the manufactured home park must complete the following:

- Notify existing tenants of the plans for redevelopment
- Provide tenants with information to assist them in transitioning out of the Manufactured Home Park
- Provide information about relocation assistance
- Inform tenants of their rights under provincial legislation
- Provide a copy of City Policy
- Provide resources for assisting those that own a manufactured home, in determining the condition of it
- Indicate plans for tenants to have right-of-first refusal for the new development



### Preferred Option #1

Stratify the park and allow current tenants to purchase the land that their home sits upon



### Preferred Option #2

Pursue a residential rental tenure only zoning so that any new development must be rental units and provide right of first refusal to existing tenants



### Preferred Option #3

Provide 25% of the new units as non-market rental through the redevelopment of the site with existing tenants getting right of first refusal

### Hierarchy of Redevelopment Options

Applications submitted to the City must also include a Tenant Relocation Plan with a profile of the number of residents, their housing needs, and their relocation preferences. In terms of the type of redevelopment supported under the Policy, a hierarchy of redevelopment options is provided for.

If you have questions or concerns, please contact the City of Revelstoke Planning and Development Services department. 216 Mackenzie Avenue | [development@revelstoke.ca](mailto:development@revelstoke.ca) | 250-837-3637



## AGENCIES THAT CAN HELP YOU UNDERSTAND YOUR RIGHTS

**BC Manufactured Home Owners**  
[bcmhoinfo@gmail.com](mailto:bcmhoinfo@gmail.com)  
[www.bcmho.ca](http://www.bcmho.ca)

**Residential Tenancy Branch**  
 1-800-665-8779 | [HSRTO@gov.bc.ca](mailto:HSRTO@gov.bc.ca)  
[www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies](http://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies)

**Tenant Resource & Advisory Centre (TRAC)**  
 1-800-665-1185  
[questions@tenants.bc.ca](mailto:questions@tenants.bc.ca)  
[tenants.bc.ca](http://tenants.bc.ca)