



Manufactured
Housing Association
of British Columbia

Grandfathering Extended for Manufactured Homes

Since February 2019, the provincial government, via the Ministry of Agriculture and Agriculture Land Commission, has been advancing changes to the policy regarding placement of primary homes and (most importantly to MHABC members) secondary homes on Agriculture Land Reserve properties. Initially in February 2019, significant restrictions were established on secondary homes where approval was relegated to the Agriculture Land Commission. Owing to significant public (and MHABC) opposition, the government elected to grandfather the former provisions to February 2020. During this time, both the MoA and ALC staff conducted public hearings to gain a better understanding of the issues concerning owners of properties within the ALR. Owing to this work, the grandfathering provisions were extended to December 31, 2020.

With the challenges faced by the government in developing new policy owing to the COVID-19 pandemic, the review work is continuing. Most recently, the government has elected to grandfather the pre-February 2019 policy until July 31, 2021. Members are urged to work with their clients to advance any secondary home sales as some uncertainty continues to exist on what the final policy may require.

COVID-19 Update

The COVID-19 pandemic situation has now been with us for over six months. At the outset, MHABC Retailer and Manufacturing sites were temporarily closed to avoid facilitating transference of the virus. Over the summer, the majority of Retailers have now opened up their businesses and the manufacturers are operating at capacity. The influence of lower cost mortgages and pent-up demand for housing has been at the centre of the rapid change in conditions. At the same time, the curtailment of many lumber producing plants has caused a shortage of available lumber and this impacted production as manufacturers adjust to higher costs and the need to seek other sources of supply.