



Building Inspections

Section 57

Bylaw Contravention Notice on Property Title

It is the policy of the City of Nanaimo to register a notice on the land title where construction is completed in contravention of the municipal Building Bylaw, the *BC Building Code*, or any other enactment that relates to the construction or safety of buildings or other structures.

Once registered at the Land Titles Office, the notice will serve to advise those with interest in the land of the regulations contravened; provide disclosure to future owners; and protect taxpayers from potential claims.

WHY IS THE CITY OF NANAIMO CONCERNED ABOUT BUILDING SAFETY ISSUES?

The Building Inspections Section is responsible for ensuring that all buildings constructed within the city comply with the *BC Building Code* and are safe for the use intended. Where work is completed without the necessary permit and inspections, it cannot be guaranteed that the work conforms to the established standards.

HOW CAN THE NOTICE BE REMOVED FROM THE LAND TITLE?

Upon resolution of the issue that gave rise to the registration of the notice, the property owner can request that the notice be removed from the land title. The request must be made in writing, addressed to the Building Inspections Supervisor. A review of all records pertaining to the contravention, as well as the steps taken to rectify the issue will determine if removal of the notice is feasible. A follow-up inspection will be scheduled to verify that the issue has been rectified and that the construction is compliant to the *BC Building Code*.

If the inspection confirms that the issue is rectified and after the \$300 fee associated with the notice removal is paid, the necessary documentation will be prepared and forwarded to the Land Titles Office.