

Redeveloping Mobile Home Parks in British Columbia

A Comprehensive Guide for Park Owners & Investors

LOGAN CROWDER, DULE

RE/MAX COMMERCIAL ADVANTAGE / CDW & ASSOCIATES

logancrowder.ca | 778-836-1480 | logan@logancrowder.ca | 501 - 889 W Pender St,
Vancouver BC



Overview

What You're Getting Into

The Bottom Line

Closing a manufactured home park in BC to build something new is a **four-to-seven-year process** governed by overlapping provincial and municipal requirements. It starts with a **\$20,000-per-tenant price tag** before a single shovel hits the ground.

The MHPTA mandates **12 months' notice** and escalating compensation obligations, while municipalities increasingly layer on their own tenant-protection policies. Recent legislative changes (2023–2025) have further tightened the regulatory environment, expanding penalties for bad-faith closures and enabling municipalities to enact enforceable Tenant Protection Bylaws.

The regulatory path is **navigable but slow, expensive, and politically fraught**. This guide maps every stage of that path so owners and investors can plan with precision.

4–7

Years to Complete

Typical full project timeline from decision to construction

\$20K

Per Tenant Minimum

Statutory base compensation set by regulation, June 2018

12

Months' Notice Required

Minimum notice period after all permits are secured

Provincial Framework

The MHP TA & Section 42 Closure Provision

The Foundational Statute

The **Manufactured Home Park Tenancy Act (SBC 2002, c. 77)** is the governing law. It applies whenever a tenant rents a pad site but owns their manufactured home. Where both the pad and the dwelling are rented, the *Residential Tenancy Act* applies instead.

Section 42 - The Two Conditions

A landlord may end tenancies only when **both** conditions are met simultaneously:

- The owner has obtained **all necessary permits and approvals** required by law
- The owner intends in **good faith** to convert the park to a non-residential use or a use other than a manufactured home park

Critical Procedural Rules

RTB-31 Form Required

Notice must use the approved form; non-compliant notices are void.

12-Month Minimum

Effective date must fall no earlier than 12 months after the tenant receives notice.

Rezoning Must Be Complete First

A park owner **cannot** serve notice while a rezoning application is still pending. The 12-month clock only starts *after* the rezoning bylaw is adopted.

Compensation Framework

Three Tiers of Compensation Obligations

Tier 1 - Base Payment


\$20,000 per tenant, payable on or before the effective date of tenancy termination. Set by regulation in June 2018, replacing the prior formula of 12 months' pad rent. For a 100-pad park, this represents a **minimum \$2 million** upfront liability.

Tier 2 - Immovable Home

If a home cannot be relocated, the tenant may apply for **additional compensation equal to the BC Assessment value minus the \$20,000** already paid. A home assessed at \$150,000 triggers total compensation of **\$150,000**. Claims above \$65,000 bypass the RTB and proceed to BC Supreme Court.

Tier 3 - Bad-Faith Penalty

If the owner fails to proceed with the redevelopment after serving notice, the penalty is the **greater of \$5,000 or 12 months' pad rent**. Tenants have **15 days** to file a dispute with the RTB. RTB jurisdiction is limited to claims up to \$65,000.

 **Practice Tip:** Budget immovable-home claims as a contingency line item in your pro forma. In older parks with lower-mobility homes and seniors on fixed incomes, Tier 2 claims can materially exceed the Tier 1 base and BC Supreme Court proceedings add legal cost and timeline risk.

Legislative Updates

Recent Changes: 2023–2025

Nov 2023 - Bill 44

Housing Statutes (Residential Development) Amendment Act eliminated public hearings on residential rezonings consistent with OCP where residential uses comprise $\geq 50\%$ of gross floor area. OCP amendments still require full public hearings.

May 2024 - Bill 14

Tenancy Statutes Amendment Act added Section 37.1 to MHPTA, making it a **statutory offence** for a landlord to give notice unless grounds actually applied. Maximum penalties now set by regulation.

1

2

3

4

Apr 2024 - Bill 16

Housing Statutes Amendment Act gave municipalities statutory authority to adopt **Tenant Protection Bylaws (TPBs)** requiring financial assistance, moving support, and right-of-first-refusal. Transforms non-binding policies into enforceable obligations.

Apr 2025 - B.C. Reg. 50/2025

Overhauled procedures for **abandoned homes** after park closure, effective April 9, 2025. B.C. Reg. 91/2024 also limited park-rule changes to once per year with three months' notice to tenants.


These changes collectively signal a clear legislative direction: tenant protections are strengthening, not softening. Proformas built on 2018-era assumptions require a full update.

Municipal Layer

Local Policies - The Floor, Not the Ceiling

The provincial MHPTA establishes minimum standards, but BC municipalities are increasingly adopting their own MHP redevelopment policies — and Bill 16's TPB authority has elevated these from guidance documents to enforceable bylaws.

Municipality	Policy / Bylaw	Key Requirements	Notable Feature
Surrey	Policy O-34A + TPB No. 21788 (2025)	Greater of \$160K or BC Assessment + \$60K; lifetime monthly payments up to \$1,500	Most battle-tested policy in BC
Coquitlam	MHP Redevelopment Tenant Assistance Policy	Full Tenant Relocation & Assistance Strategy with rezoning application	First BC municipality; cited as UBCM model
Nanaimo	Manufactured Home Community Relocation Assistance Policy (Oct 2025)	Compensation \geq assessed/appraised value; 25% within 30 days of rezoning approval	Bill 16 authority used directly
West Kelowna	Strengthened protections (2024)	Professional appraisals; ROFR on new 2-bed units at \geq 20% below market rent	Driven by Shady Acres controversy
Revelstoke	Draft Policy (2023)	Preferred: stratify park or rezone for rental; 25% non-market units; notify tenants 2 weeks before rezoning	Response to Crescent Heights closure
Maple Ridge	Policy No. 6.27 (Jul 2024)	Triggered by any rezoning involving MHP land	Updated July 2024

 **Critical Gap:** A park owner can close without applying for rezoning, bypassing all municipally-triggered protections. The *Crescent Heights* case (Revelstoke, 2019) demonstrated this gap. Municipalities have since attempted to address it, but it remains a structural vulnerability in tenant protection frameworks.

Real-World Cases

Precedents That Shaped the Landscape

Surrey - The Benchmark Market

Green Tree Estates (Fleetwood, 2018)

80 homes demolished for 137+ townhomes. All 80 residents signed purchase agreements at assessed home values plus \$20,000 bonuses and moving expenses. CBC documented seniors living alongside active demolition.

King George MHPs (2018)

81 homes replaced by 328 units on 9.5 acres near planned SkyTrain. Developer offered three options: sell to developer, relocate at developer expense, or lifetime monthly payments up to \$700 plus moving expenses.

Crispen Bays & Bear Creek Glen (2022–present)

Purchased by Dawson + Sawyer for transit-oriented community. Bear Creek Glen largely demolished by 2025. Crispen Bays listings advertise **guaranteed \$250,000 buyout** — a new high-water mark.

Beyond Surrey - Key Precedents

Shady Acres (West Kelowna, 2024)

Council unanimously postponed third reading. Only 2 of 27 residents had found alternative housing. Directly drove West Kelowna's strengthened 2024 tenant protection policies.

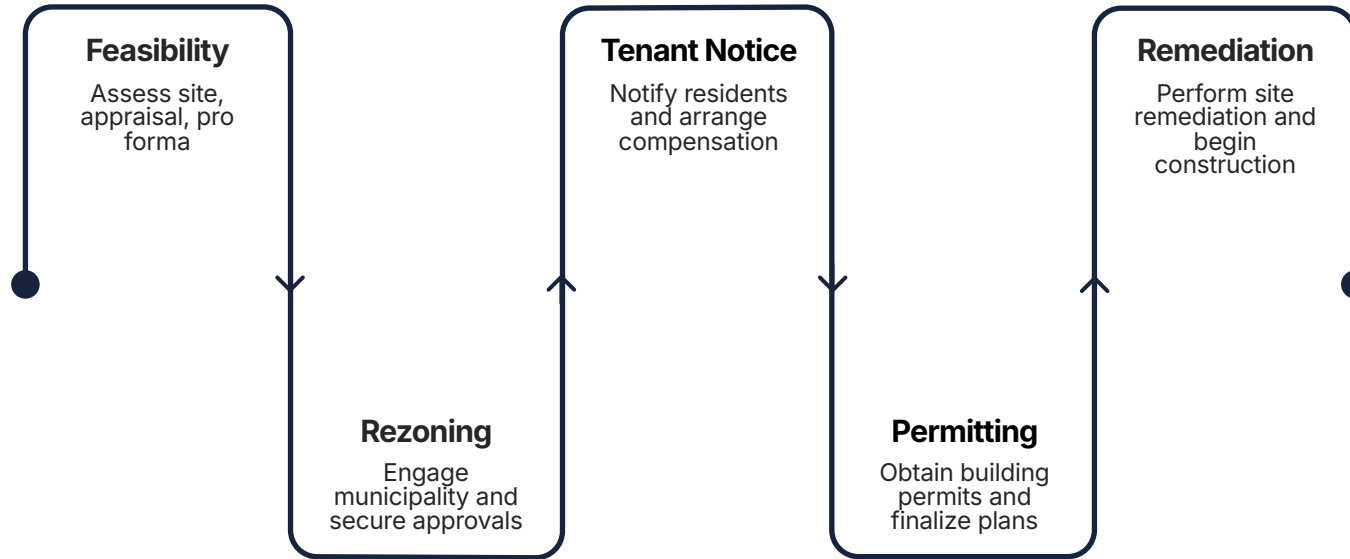
Crescent Heights (Revelstoke, 2019)

Landlord closed park *without* applying for rezoning, prevailed at RTB, and bypassed all municipal protections. The defining case demonstrating the critical regulatory gap.

Delta MHP (Penticton Indian Band Land, 2018)

~40 residents issued eviction notices with **no statutory compensation and no RTB jurisdiction**. MHPTA does not apply on First Nations reserve land — BC's most significant unresolved protection gap.

The Five-Phase Redevelopment Roadmap



Phase 1 - Feasibility & Due Diligence (Months 1-6)

- Commission highest-and-best-use appraisal and build preliminary pro forma
- Account for tenant compensation (\$20K minimum/pad, potentially far more), holding costs, rezoning and professional fees, environmental remediation, and construction
- Conduct comprehensive tenant inventory: occupied pads, BC Assessment values, home condition/moveability, demographics
- Retain legal counsel, certified planner, environmental consultant (Phase I ESA), and architect

Phase 2 - Rezoning & Municipal Engagement (Months 4-24+)

- Pre-application meeting with planning staff; determine if OCP amendment is needed
- Prepare rezoning application: site plans, planning rationale, traffic/environmental studies, servicing analysis, Tenant Relocation Plan
- Application fees range \$5,000 to \$50,000+. Processing times: Surrey targets 16 weeks; Vancouver 1-7 years; most mid-sized municipalities 6-18 months

Phase 3 - Tenant Notice & Compensation (Month 18+)

- RTB-31 twelve-month notice can only be served *after* rezoning bylaw is adopted and development permit issued
- Each notice individually served. Anticipate disputes within 15-day window
- \$20,000 per-tenant base payment due on or before tenancy end date. Mutual Agreements (RTB-8) can accelerate vacancy

Phases 4 & 5 - Permits & Construction

- Development permits can run concurrently with tenant notice period; processing 3-12+ months
- Environmental remediation under BC's Contaminated Sites Regulation may add 6-18 months
- Park must continue operating to full MHPTA standards throughout the notice period

Strategic Takeaways

What Every Owner & Investor Must Know

1 Permits-Before-Notice Is the Most Consequential Constraint

The 12-month displacement clock cannot start until rezoning and all permits are fully secured. In practice, this means **2–3 years of holding costs** before a single tenancy ends.

3 The Reserve-Land Gap Remains Unresolved

Parks on **First Nations reserve land fall entirely outside the MHPTA**. Residents have no statutory protections, RTB has no jurisdiction, and no compensation framework applies. This is BC's most significant unaddressed tenant protection gap.

2 Municipal Compensation Is Trending Far Beyond Statutory Minimums

The \$20,000 base is a floor, not a budget figure. Market expectations are moving toward **full assessed value and beyond**. Surrey's \$250,000 buyout at Crispen Bays represents the current high-water mark. Municipalities with Bill 16 TPBs can now enforce these levels.

4 Generosity and Community Benefit Drive Approvals

The deals that proceed smoothly are those where the compensation package and community benefit offering are strong enough that **council approval and tenant cooperation follow naturally**.

Get in Touch

Work With an Experienced Advisor

Navigating the complex intersection of MHPTA obligations, municipal Tenant Protection Bylaws, and development economics requires specialist expertise. Whether evaluating a potential acquisition, planning a long-term redevelopment, or responding to municipal policy, tailored guidance at the outset can save years and significant capital.



Phone

778-836-1480



Email

logan@logancrowder.ca



Website

logancrowder.ca



Office

501 - 889 W Pender St,
Vancouver BC

About Logan Crowder

Logan Crowder, DULE is a commercial real estate advisor specializing in manufactured home park acquisitions, dispositions, and redevelopment advisory in British Columbia.

He holds the Diploma in Urban Land Economics (DULE) from UBC's Sauder School of Business and is affiliated with **RE/MAX Commercial Advantage / CDW & Associates**.

This guide is provided for general information purposes only and does not constitute legal or professional advice. Consult qualified legal counsel and planning professionals before making redevelopment decisions.