



Date: 01st November 2023

VIA EMAIL: Jordan.Sturdy.MLA@leg.bc.ca

Jordan Sturdy, MLA
West Vancouver – Sea to Sky
Parliament Buildings
Victoria, British Columbia
V8V 1X4

Dear Jordan Sturdy,

I am writing to inform you of the upcoming changes to the Crown Land Pricing Policy (<https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/natural-resource-use/land-water-use/crown-land/pricing.pdf>) as it pertains to *Land Act* residential tenures. As you know, the Ministry of Forests has undertaken a review of Residential pricing in response to the continued increases in BC Land Values in recent years. These increases have been seen across the province, and in particular large annual increases have been seen in Paradise Valley, which you have raised to us on multiple occasions. During this review period, rental rates have been frozen for *Land Act* residential tenure holders.

As a result of the review, the following changes will be put into effect on May 1st, 2024:

- No rental changes will be applied to those tenures issued for temporary (seasonal)¹ residential purposes (e.g. summer cabins). Rent will continue to be calculated annually as 3% of BCAA land values.
- Tenures used for permanent/primary² residential purposes (e.g. as the primary residence) were previously charged an annual rent of 5% of BCAA land values. For these tenures, rental increases will be limited to the annual allowable rental increases as determined by the Residential Tenancy Branch. Annual rent will be the lesser of two values: the previous year's rent plus the annual increase, or 3% of the BCAA land

¹ **Temporary (Seasonal) Occupancy** means habitation or use of a property such that it is not considered 'permanent occupancy' as defined below. Specific restrictions on period of occupancy may be included as a condition of the tenure.

² **Permanent Occupancy** means habitation or use of a property such that it is considered as the tenure holder's principal place of residence (the place is normally inhabited throughout the year). Generally, if the provincial Home Owners Grant is claimed, a property is considered as being occupied on a permanent basis.

value (to account for any potential drops in land value). For the first year of rent after the rental freeze, rent will be based on the 2020 land value with the previous RTA annual rental increases retroactively applied since the rental freeze.

Lands Branch will be contacting all residential tenure holders to inform them of the upcoming changes, as well as provide them an FAQ document (attached) to answer questions about the Residential program. Lands Branch will also explore the viability of selling residential tenure to the current holders, though many factors will be considered in those decisions, including but not limited to matters of access, flood risk, and First Nation's consultation.

We thank you for your continued interest in this matter on behalf of your constituents. Additionally, please note that a recent decision was made to move the Lands program from the Ministry of Forests to the Ministry of Water, Land, and Resource Stewardship. This change will not have any impact to *Land Act* tenure holders.

Sincerely,

A handwritten signature in cursive script that reads "Lynn Brunson".

Lynn Brunson
Director, Lands Branch
Ministry of Water, Land and Resource Stewardship