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Park Model Disclosure for Sellers and Buyers

This disclosure will not form part of a contract to purchase an interest in land with a Park Model unless agreed to by all parties to the contract. It is for information only. A Buyer should make their own inquiries about the property.

Sellers - This disclosure is a mandatory disclosure to allow a Park Model Recreational Vehicle (Park Model) to be listed on the MLS® System of the Association of Interior REALTORS®. Your Park Model will not be accepted on the MLS® system of the Association of Interior REALTORS® unless signed by you. This disclosure is designed in part, to protect a seller, by disclosing information about the Park Model that is being offered for sale.

Buyers - This disclosure is designed to provide information to a buyer to allow them to understand what they are buying. You must be provided a copy of this disclosure prior to acceptance of an offer to purchase an interest in land where the Park Model is being purchased. It is recommended that a buyer make their own inquiries about the Park Model and should not rely solely on this disclosure. This disclosure must be signed by a Buyer prior to acceptance of an offer to purchase is entered into.

“Recreational Vehicle” shall mean a vehicle designed to provide temporary living, sleeping, or eating accommodation for travel, vacation, seasonal camping, or recreational use and designed to be driven, towed, transported, or relocated from time to time whether or not the vehicle is jacked up or its running gear if any, is removed, and built to the CSA - Z241 standard.

A Park Model to be listed on the Association of Interior REALTORS® MLS® System must properly display a Z241 Recreational Vehicle label. This certification is for seasonal use only and is not certified for year-round occupancy.

A Manufactured Home is certified and built under the CSA Z240 Manufactured Home standards and is certified for year-round occupancy. A Modular home is built and certified under CSA A277 Modular Home and is certified for year-round occupancy.

A CSA Z241 Park Model vehicle is not referenced in the BC Building Code and is not a permanent home. A Park Model does not fall under the jurisdiction of Technical Safety. It is built with a 50 Amp electrical service designed to be plugged in. Modifications to the electrical service would invalidate the certification and potentially pose a safety hazard.

A Park Model Recreational Vehicle does not qualify for a standard mortgage. Often cash-only purchases are required, especially as they age.

A Park Model cannot be registered in the Manufactured Home Registry and the title (ownership) cannot be transferred through that registry.

Title to a Park Model cannot be transferred through Land Titles unless it is permanently affixed to land, and if not permanently affixed to land is considered a chattel.

In most instances, a Park Model is not permanently affixed to the land via a foundation. Typically a Park Model will be set on concrete blocks. In most jurisdictions in BC, you will not be able to obtain a building permit to affix a Park Model to a foundation. This makes them more susceptible to damage as a result of a flood, seismic activity, or powerful winds.

ICBC will not accept Park Models in their registry even though it is a vehicle.

Title to a Park Model is transferred to a new owner via a Bill of Sale.

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Transfer of ownership of a Park Model or other vehicle is subject to PST and GST in BC. Buyers and sellers are recommended to speak with their accountant and/or lawyer regarding their obligations to pay or collect these taxes.

When set up they will attract municipal property taxes as they are assessed as an improvement by BC Assessment. They might not qualify for a BC Homeowner Grant.

Some regional districts and municipalities may have restrictions on how long they may be occupied for. You are encouraged to check with the regional district or municipality that has jurisdiction within which the property lies.

If a buyer intends to occupy the Park Model Z241 year-round, it is strongly recommended that a Buyer, when obtaining insurance, disclose this to the insurance broker to ensure that they are fully protected.

Seller to complete the following – (The seller is legally responsible for the information below, please answer correctly.)

When was the propane system last inspected by a qualified person? Date Jul 15 2021

Have you replaced the smoke detector? Yes __ No ✘ Does not apply __ If yes Date_____ 20___

Have you replaced the propane detector? Yes __ No ✘ Does not apply __ If yes Date_____ 20___

Have you replaced the carbon monoxide detector? Yes __ No ✘ Does not apply __ If yes Date_____ 20___

Are you aware of any changes made to the electrical system? Yes ✘ No __ Do not know ___

Date of Disclosure - Feb 05 20 24

DocuSigned by:

Seller William Andrew Bjorkes	Seller	Witness

The Buyer acknowledges that prior to acceptance of an offer to purchase an interest in land with a Park Model, they have received, read, and understood this disclosure and understand they should not rely solely on this disclosure.

The buyer is urged to carefully inspect the Park Model.

Buyer	Buyer	Witness

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