

Grow op bylaws: what you need to know (Updated August 2013)



f the 23 local governments within the Real Estate Board area, 20 either have bylaws focused on grow operations and controlled substances or have sections of other bylaws, for example zoning or building bylaws, which focus on grow operations. Property owners, landlords and real estate managers beware! If a grow op or drug lab is found on your property you could face harsh penalties, including fines and the costs associated with policing, fire department and city inspections. This matrix is for reference only, please refer to the actual bylaw for more information. Double click on each [bylaw](#) to view the complete bylaw. If you have questions about this matrix, please contact Jamee Justason, Government Relations Policy Analyst at 604.730.3097 or jjustason@rebgv.org.

	Anmore Village of	Belcarra Village of	Burnaby City of	Coquitlam City of	Delta Corporation of
Bylaw	Anmore Controlled Substance Nuisance Bylaw, 2007, No. 417	Grow Operation, Health Nuisance and Safety Bylaw, 2004, No. 362	Building Bylaw 2004, No.11729, Section 26 Unsafe Conditions	Controlled Substance Property Bylaw, 2007, No. 3833	Delta Controlled Substance Property Bylaw, 2004, No. 6200
Prohibits the manufacture of controlled substances	Yes	Yes	Yes	Yes	Yes
Municipality may inspect property; Issue notice to remedy; Shut off water, electricity and/or gas to property	Yes	Yes	Yes	Yes	Yes
Owner must remediate and pass an inspection	Yes	Yes	Yes	Yes	Yes
Re-occupancy permit required		Yes	Yes	Yes	Yes
Owner/landlord must inspect rented property		At least once every 3 months	Yes	Yes	
Penalties and fees	Up to \$10,000 plus inspection and permit costs, fees and charges	Up to \$10,000 plus inspection and permit costs, fees and charges	Inspection and permit costs, fees and charges	Up to \$10,000 plus inspection and permit costs, fees and charges	Up to \$5,000 plus inspection and permit costs, fees and charges
Unpaid costs, penalties and fees added to property taxes	Yes	Yes	Yes	Yes	Yes
Municipality may add a notation on the property title/ or has database		No	Yes, in relation to unsafe conditions	Yes	Notation on file stays until house is demolished. By phone or in person, property buyers can receive yes / no answer re: whether property was a grow op. With a signed purchase agreement or listing, can have access to entire file.

Note: Under the *BC Safety Standards Act*, sec. 19.2 local governments receive reports on high electricity use from BC Hydro. Properties identified are reviewed in consultation with the local police force and an inspection notice may be placed on a property which allows the property owner 24 hours to contact the local government to arrange a special safety inspection for the property. If a hazardous situation is found, utilities can be shut off and the property's occupancy permit can be revoked until the hazards are remediated. www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/00_03039_01

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	Gibsons Town of	Maple Ridge District of	New Westminster City of	North Vancouver City of	North Vancouver District of
Bylaw	Nuisance (Controlled Substance) Bylaw, 2006, No. 1052	Maple Ridge Grow Operation Health, Nuisance and Safety Bylaw, 2004, No. 6274	Controlled Substance Property Bylaw, 2001, No. 6679	Properties Involving Controlled Substances Bylaw, 2004, No. 7598	Properties Involving Controlled Substances Bylaw, 2004, No. 7494
Prohibits the manufacture of controlled substances	Yes	Yes	Yes	Yes	Yes
Municipality may inspect property; Issue notice to remedy; Shut off water, electricity and/or gas to property	Yes	Yes	Yes	Yes	Yes
Owner must remediate and pass an inspection	Yes	Yes	Yes	Yes	Yes
Re-occupancy permit required	Yes	Yes	Yes	Yes	Yes
Owner/landlord must inspect rented property	At least once every 3 months	At least once every 3 months			At least once every 3 months
Penalties and fees	Up to \$10,000 plus inspection and permit costs, fees and charges	Inspection and permit costs, fees and charges	Up to \$5,000 plus inspection and permit costs, fees and charges	Up to \$5,000 plus inspection and permit costs, fees and charges	Up to \$10,000 plus inspection and permit costs, fees and charges
Unpaid costs, penalties and fees added to property taxes	Yes	Yes	Yes	Yes	Yes
Municipality may add a notation on the property title/ or has database			No notation on Property Title. There is an internal database. A potential homeowner can request a "Comfort Letter" through the planning department.	No. There is a file and potential property owners can ask if a property has had a grow op.	

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	Pemberton Village of	Pitt Meadows City of	Port Coquitlam City of	Port Moody City of	Richmond City of
Bylaw	Grow Operation Nuisance, Noxious or Offensive Trades, Health and Safety Bylaw, 2005, No. 546	The District of Pitt Meadows Grow Operation Bylaw, 2005, No. 2202	Controlled Substances Nuisance Bylaw, 2007, No. 3602	Controlled Substances Property Bylaw, 2002, No. 2523	Property Maintenance and Repair (Grow op) Bylaw, 2005, No. 7897
Prohibits the manufacture of controlled substances	Yes	Yes	Yes	Yes	Yes
Municipality may inspect property; Issue notice to remedy; Shut off water, electricity and/or gas to property	Yes	Yes	Yes	Yes	Yes
Owner must remediate and pass an inspection	Yes	Yes	Yes	Yes	Yes
Re-occupancy permit required	Yes	Yes	Yes	Yes	Yes
Owner/landlord must inspect rented property	At least once every 3 months	At least once every 2 months			At least once every 3 months
Penalties and fees	Up to \$10,000 plus inspection and permit costs, fees and charges	Up to \$10,000 plus inspection and permit costs, fees and charges	Up to \$10,000 plus inspection and permit costs, fees and charges	Up to \$5,000 plus inspection and permit costs, fees and charges	\$3,500 inspection fee for each safety inspection, plus other inspection and permit costs, fees and charges
Unpaid costs, penalties and fees added to property taxes	Yes	Yes		Yes	Yes
Municipality may add a notation on the property title/ or has database	No notation on title. There is a database of properties on file. Property buyers can ask if a property is on it.	No notation on title. There is a database of properties on file. Property buyers can ask if a property is on it.	No notation on title. There is a database of properties on file. Property buyers can ask if a property is on it.	No notation on title. There is a database of properties on file. Property buyers can ask if a property is on it.	Yes. Limited info available. No notation on property title but can provide yes/no answer whether a grow op has existed on a property.

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	Squamish District of	Tsawwassen First Nation	Vancouver City of	West Vancouver District of	Whistler Resort Municipality of
Bylaw	Nuisance (Controlled Substance) Bylaw, 2006, No. 1893	Community Safety and Security (Land Use and Prohibited Substances) Act, 2009	Building Bylaw, 2007, No. 9419 Zoning and Development Bylaw, 1956, No. 3575	Controlled Substance Nuisance Bylaw, 2005, No. 4417	Property Nuisance Bylaw, 2007, No. 1795
Prohibits the manufacture of controlled substances	Yes	Yes	Yes	Yes	Yes
Municipality may inspect property; Issue notice to remedy; Shut off water, electricity and/or gas to property	Yes	Yes	Yes	Yes	Yes
Owner must remediate and pass an inspection	Yes	No	Yes	Yes	Yes
Re-occupancy permit required	Yes	No	Yes	Yes	No
Owner/landlord must inspect rented property	At least once every 3 months	No	Yes	At least once every 3 months	At least once every 6 months
Penalties and fees	Up to \$10,000 plus inspection and permit costs, fees and charges	No	\$1,700 plus inspection and permit costs, fees and charges	Up to \$10,000 plus inspection and permit costs, fees and charges	Up to \$10,000 plus inspection and permit costs, fees and charges
Unpaid costs, penalties and fees added to property taxes	Yes	No	Yes	Yes	Yes
Municipality may add a notation on the property title/ or has database		No	No notation on title unless the property has been a grow-op more than once. The matter goes to Council to request a warning notice be filed on Title to warn buyers there are bylaw violations.	Not on title. Potential home buyer can make a Freedom of Information request through the Clerk's office.	Yes. A notation can be placed on title if there are continued building deficiencies such as unsafe conditions. The Building Inspector would do this under s.57 of the Community Charter.

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