



BRITISH COLUMBIA  
REAL ESTATE  
ASSOCIATION

## **Fact Sheet**

### **Illegal Drug Activity and Property Disclosure**

February 2004

#### The Issue

In December 2003, the British Columbia Real Estate Association (BCREA) received a request from the Real Estate Board of Greater Vancouver and the Fraser Valley Real Estate Board to add marijuana grow operations to three standard provincial real estate forms, known as Property Disclosure Statements.

This matter will be discussed at the February 18, 2004 meeting of the Property Disclosure Statement Subcommittee of BCREA's Standard Forms Committee. The subcommittee will also consider the broader issue of whether the property was involved in the production of any illegal drugs.

If the Property Disclosure Statement is revised, the subcommittee will make recommendations about when the revised form should be put into use. The revised form and suggested timeline will then be considered by the Standard Forms Committee on February 19, which will send its own recommendations to the BCREA Board of Directors. The Board of Directors will make the final decision that evening. BCREA will release the Board of Directors' decision on February 20, 2004.

The Standard Forms Committee and its subcommittees consist of lawyers and REALTORS from across BC.

#### Background

Many issues affect the condition of a property, and BCREA routinely considers requests for additions to the Property Disclosure Statement. Changes are only made when a matter of particular importance and broad impact is raised.

The Real Estate Board of Greater Vancouver and Fraser Valley Real Estate Board are concerned about marijuana grow operations because of the experiences of their member REALTORS and police estimates that between 15,000 and 20,000 homes are being used as marijuana grow operations in the Lower Mainland. Police report that, in some cases, homes formerly used as grow operations are the targets of criminals looking for marijuana.

BCREA introduced the Property Disclosure Statement in 1990 to improve consumer protection. It is completed by the seller and contains important facts about the condition of the property—facts that help buyers make informed decisions.

#### More information

BCREA will release the Board of Directors' decision on February 20, 2004. For more information on this issue, or to add your name to the release distribution list, contact:

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