

Safety and Manufactured Homes – Pilot Project

Information Overview for Consumers

April 2022

Overview

This is a pilot project for the British Columbia Real Estate Association (BCREA) to work with Technical Safety BC (TSBC) to test the feasibility of listing manufactured homes prior to obtaining electrical safety approval. Safety is essential, so electrical safety approval needs to be in place before any transaction completes.

This project is limited to the South Peace area of the Association of Interior REALTORS®. The launch date is Monday, April 11, 2022 and sellers can apply to participate up to and including Friday, October 28, 2022.

This project applies to manufactured homes that don't already have valid electrical safety certification or approval marks.

Background

BC's Electrical Safety Regulation clearly states that manufactured homes can't be offered for sale unless they display a valid approval mark or label of certification of electrical safety. Since 2008, in consultation with the regional real estate boards, BCREA has recommended that buyers and sellers would be better served if Realtors were permitted to list manufactured homes and present offers of sale subject to the acquisition of electrical safety approval.

Diligence matters

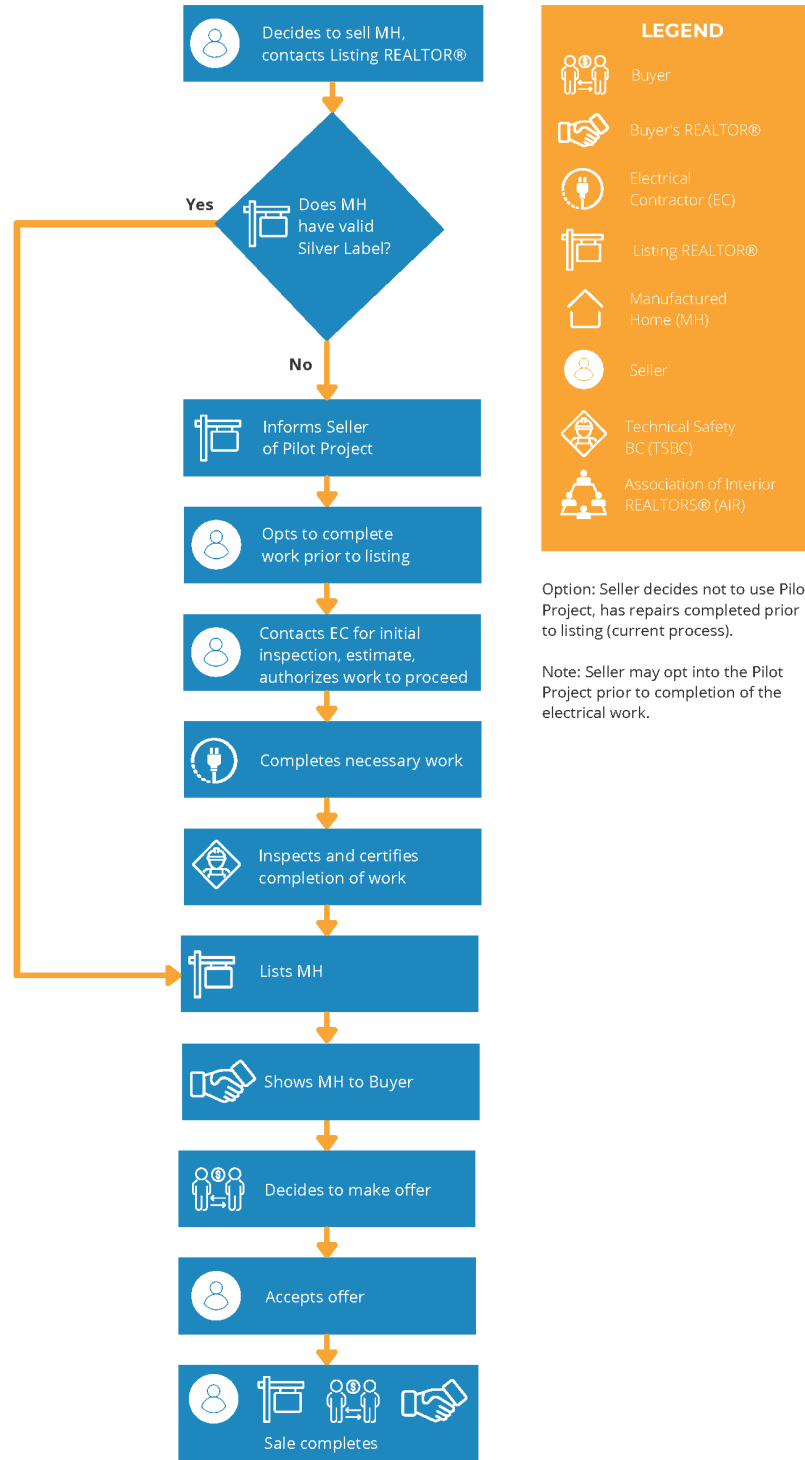
Please read these materials carefully to understand each option and its potential benefits and risks.

Participating in the pilot project is voluntary

Transactions of manufactured homes have taken place for many years under the current process, where electrical safety approval is obtained before the home is listed. This process helps to ensure safety and many are comfortable with it. During the pilot project, sellers still have this option (Option A, page 2). Or sellers can choose the pilot process (Option B, page 3), which would allow them to get their homes listed sooner, while still ensuring electrical safety.

Option A: Current process

A seller must ensure that their manufactured home has a valid electrical safety certification or approval mark or label before they can list their home for sale.



Option B: Pilot project process

The pilot project process gives the seller the opportunity to have their home listed for sale before obtaining the safety approval. Any seller considering this option should be committed to making any necessary repairs to their manufactured home.

To help ensure the seller makes an informed decision, after deciding to engage with the pilot project process, the seller contacts an electrical contractor for an initial inspection, list of necessary repairs, cost and time estimate. Then the seller can apply to TSBC for a variance to allow their manufactured home to be listed before electrical safety approval is obtained.

The variance application form is available on [BCREA's website](#). The form can be completed online and then saved and submitted to Maria Johnson and Harvey Pratt at TSBC (maria.johnson@technicalafetybc.ca and harvey.pratt@technicalafetybc.ca). TSBC will likely respond by the next business day. If the application is approved, TSBC will return the form to the seller with a unique variance number. As a condition of the variance, the sale of the manufactured home cannot complete until electrical safety approval or label is in place.

After receiving approval for their variance application, the seller provides the variance number to their Realtor and works with their electrical contractor to repair electrical issues. After receiving the variance number, the Realtor lists the home and conducts showings.

As a participant in the pilot project process, the seller will be asked to complete a brief, anonymous survey once the sale completes.

Important considerations for sellers and their Realtors

- Take the time to carefully read the materials provided by your Realtor.
- When you decide to list your manufactured home for sale, you should be committed to undertaking any necessary repairs to ensure it meets safety standards. If you change your mind about selling, you may still need to complete repairs to fix obvious hazards identified by an electrical contractor.
- Using the pilot project process (Option B), if you don't do your due diligence and engage an electrical contractor before listing, you could list your manufactured home without knowing the final cost of repairs or exactly how long they will take.
- After your variance is approved, provide the variance number to your Realtor so they can list your home.
- When dealing with offers, be sure the seller's condition is included.

Important considerations for buyers and their Realtors

- Make sure you have the TSBC variance number and are aware of any work done, or the schedule for anticipated repairs. Ask the seller and their Realtor about the repair schedule.
- Check with your financial institution to see whether financing is contingent on the electrical safety work being complete.
- Include in your offer the appropriate standard clause for this project, available [here](#). Two sets of clauses are available and it's important to note that each contains a buyer's condition that must be removed before the sale can complete:
 - One set of clauses for use with the Contract of Purchase and Sale Residential form.
 - One set of clauses for use with the Contract of Purchase and Sale Manufactured Home on Rental Site form.

Where to go for resources

The following are available on [BCREA's website](#):

- Information Overview for Consumers (this document)
- [TSBC variance application form](#)
- [TSBC consumer checklist](#)

Where to ask questions

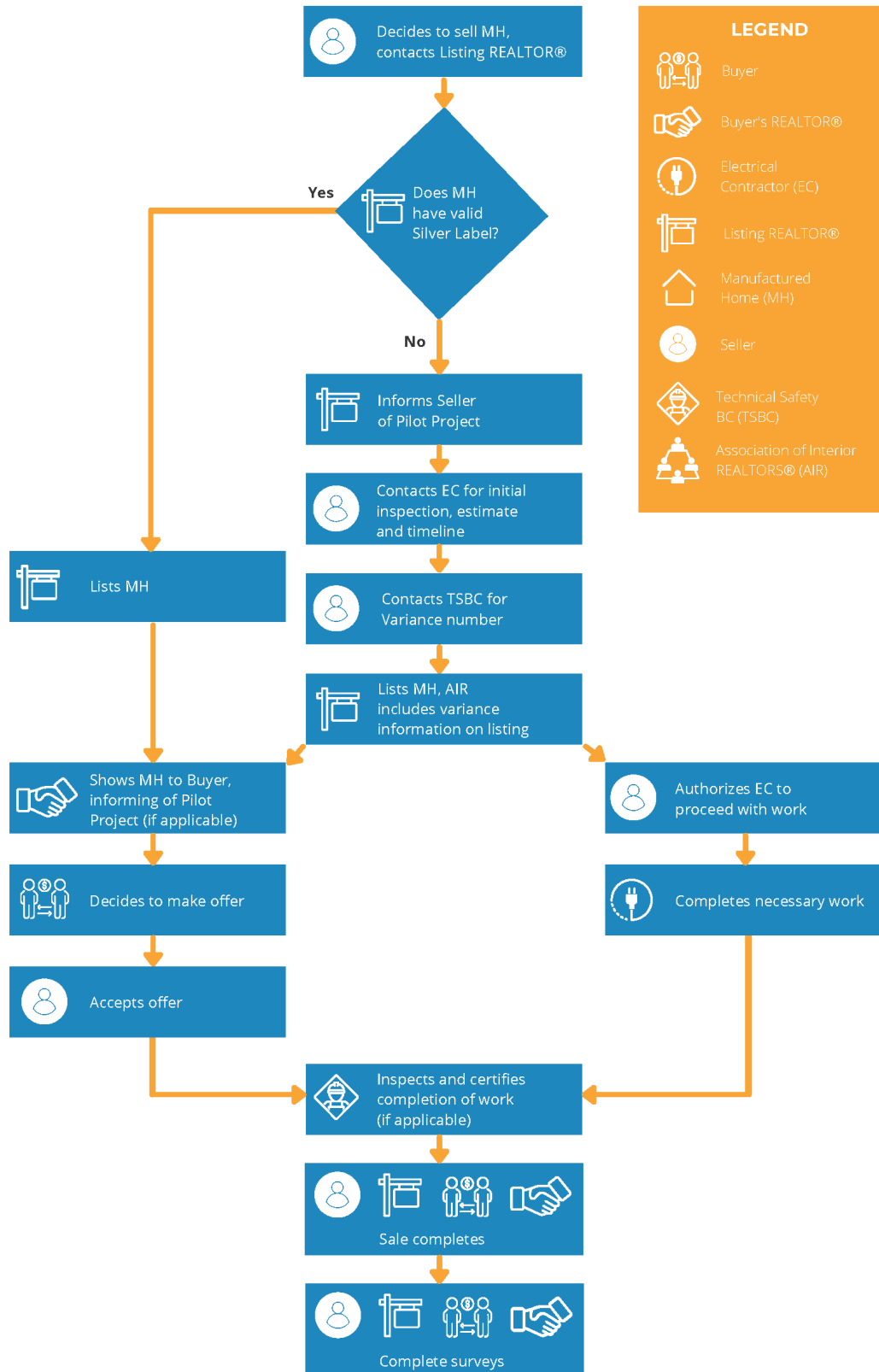
For general questions or information about the variance application form, contact the following TSBC staff members.

TSBC Staff	Phone	Email
Maria Johnson	778-349-2811	maria.johnson@technicalssafetybc.ca
Chris Foucher	778-349-0194	chris.foucher@technicalssafetybc.ca

Please contact TSBC Safety Officers with questions about inspections or regulatory requirements.

Safety Officer	Phone	Email
Harvey Pratt	250-219-1479	harvey.pratt@technicalssafetybc.ca
Hamid Khanifar	250-261-8346	hamid.khanifar@technicalssafetybc.ca

Pilot project process
 Questions and answers for sellers



1. How will I know if the electrical safety label on my manufactured home is valid?

If the label is clearly visible and there have been no unpermitted additions or alterations to the electrical system, then the certification may be valid. The best way to know whether your home is safe is to have it inspected by a licensed electrical contractor. Also have a look at [TSBC guidance](#) for more information.

2. Can I change their mind about which process to use?

Yes. A seller can begin with the current process and then decide to switch to the pilot project process, before listing.

3. My Realtor is based outside of the South Peace area of Association of Interior REALTORS®; can I still participate in the pilot project?

Yes. This pilot project is limited to the geographic area of the South Peace, but any Realtor can represent a seller who wants to participate, as long as they follow the Association of Interior REALTOR'S® Multiple Listing Service® Rules. The Association of Interior REALTORS® and BCREA urge any Realtor from outside the area – whether representing a buyer or a seller – to fully understand the pilot project.

4. How do I apply for a variance?

The [variance application form](#) is available on [BCREA's website](#). You can complete it online and then save the file and email it to Maria Johnson and Harvey Pratt at TSBC (maria.johnson@technicalafetybc.ca and harvey.pratt@technicalafetybc.ca).

5. How long does it take for a variance application form to be approved?

On average, you can expect a response from TSBC by the next business day.

6. Once a variance application is approved, does it ever expire?

No, a variance doesn't expire, but TSBC associates variances for this pilot project with the dates of the project (April 11 to October 28, 2022). For a variance approved toward the end of this pilot project, TSBC will consider it ended when the listing contract ends (unless it is renewed with the same Realtor).

7. Will I receive a document showing that the variance has been approved, so I can provide it to my Realtor?

Yes, if your variance application is approved, TSBC will return it to you. Please provide a copy of that document to your Realtor.

8. Does TSBC have a list of licensed electrical contractors who service the South Peace area?

You can find a list of licensed electrical contractors using this [search page](#) on TSBC's website.

9. What if I can't afford the repairs?

One of your first steps when deciding to sell your manufactured home is to contact a licensed electrical contractor to determine the extent of repairs needed. That way, you can make an informed decision from the beginning.

10. What if I have an accepted offer, and I find out that the electrical work can't be done in time for the transaction to complete?

The seller and buyer would need to seek legal advice for lawyers or notaries public to open the Contract of Purchase and Sale to extend completion dates.

11. What if I apply for a variance, but my manufactured home doesn't sell, or I decide not to sell? Am I required to complete the repairs?

If your manufactured home doesn't meet safety standards, you should definitely complete the repairs. If a licensed electrical contractor has visited your home and seen obvious hazards, you could be required to address them.

12. If I decide not to sell, and my variance application has been approved already, do I need to notify TSBC?

TSBC doesn't have a process to withdraw the variance, so you don't need to notify them if you decide not to sell.

13. Once I receive the silver label, what actions do I need to take?

As the owner, you don't have to do anything. A TSBC Safety Officer will apply the decal.

14. Do I have to complete the survey?

Neither the seller nor the Realtors have to complete the survey, but doing so will help determine the success of this pilot project.

15. Does the Manufactured Home Registry have anything to do with this pilot project?

No. The Manufactured Home Registry helps control the movement of manufactured homes in BC and improves the security of lenders in financing purchases of manufactured homes – it has no relationship to safety approval.