

Province of British Columbia  
Guide 17: What to Know about Pet Bylaws

## Guide 17: What to Know about Pet Bylaws

### 1. Pet Restrictions

Strata corporations can restrict owners, tenants and other occupants from keeping pets or certain kinds of pets through the bylaws of the strata corporation. The bylaws might do any of the following:

- limit the number of pets that can be kept;
- provide restrictions on keeping pets, such as leashing them in common areas;
- limit the kind of pets that can be kept, such as no dogs, or no dogs over 20 kilograms; and
- require pets to be registered with the strata council.

*Disclaimer: the guides are periodically reviewed and updated by the Office of Housing and Construction Standards as per the date in the footer below.*

*The guides are provided for the reader's convenience; they are not a substitute for professional advice including legal advice. Please note: the Standard Bylaws can be amended.*

### 2. Pet Restrictions Under the Standard Bylaws

Standard Bylaw 3(4) provides that: an owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:

- a reasonable number of fish or other small aquarium animals;
- a reasonable number of small caged mammals;
- up to two caged birds;
- one dog or one cat

The Standard Bylaws also require owners, tenants, occupants or visitors to ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.

### 3. Strata Corporations that Do Not Wish to Adopt Standard Bylaw 3(4)

Strata corporations can disapply Standard Bylaw 3(4) at any time by passing their own bylaw which deals with pets and filing the bylaw in the Land Title Office. (Please see Guide 13: How to Create or Amend Bylaws and Rules".)

### 4. "Grandfathering": Exempting Pets Living in Strata Lots when Pet Bylaws Change

If a strata corporation creates a new pet bylaw that restricts the keeping of pets:

- pets that are living in a strata lot with an owner, tenant or occupant
- at the time **that the bylaw is passed** (i.e. not the date when the bylaw is filed in the Land Title Office)

may continue to live in that strata unit. The pets may not be replaced unless the new pet meets the requirements of the pet bylaw.

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Strata corporations may wish to consult a lawyer with respect to the *Guide Animal Act* and accommodating owners or tenants who have guide dogs or other guide animals.

**Other References:**

Sections of the Act: 123

Sections of the Regulations: 17.11, 17.12

Standard Bylaws: 3(3), 3(4)

*The Guide Animal Act, Province of BC*

*Strata Property Act Guide 13: How to Create or Amend Bylaws or Rules*