



**CONDO LAW**  
FOR ALBERTANS

[www.condolawalberta.ca](http://www.condolawalberta.ca)

# What you need to know about condominium bylaws

## Need to know #1

Bylaws are rules that govern the condominium corporation. The bylaws bind both the condominium corporation and owners. Anyone renting or occupying the condominium must also comply with the bylaws.

## Need to know #2

Bylaws outline the powers and duties of board members and/or the condominium corporation. If you are a board member, always review your condominium corporation's bylaws to check if you are acting within your authority and within the authority of the condominium corporation.

## Need to know #3

All condominiums are legally required to maintain a set of bylaws.

## Need to know #4

The *Condominium Property Act* requires the condo board to enforce the bylaws on behalf of the condominium corporation.

## Need to know #5

When an owner, tenant, or occupant breaches a bylaw, the condominium corporation can impose a sanction. The *Condominium Property Regulation* sets out the maximum monetary sanctions that can be imposed for bylaw breaches.

## Need to know #6

When an owner, tenant, or occupant breaches a bylaw and fails to abide by the sanction imposed, the condominium corporation can take enforcement proceedings in court. More on enforcing bylaws can be found on our tip sheet: ***What a Condo Board can do if bylaws are not followed.***

## Need to know #7

Condo bylaws must be registered with the Land Titles Office to be enforceable. Any changes to the condo bylaws must also be filed at Land Titles Office.



TIP

Check the Condominium Additional Plan Sheet (CAD) for registered bylaws and any other changes that have been made to the bylaws.

## Need to know #8

A special resolution is needed to change a corporation's bylaws. This means that people representing at least 75% of all units must vote in favour of the resolution and the number of unit factors voting in favour must be at least 75% of the total unit factors.

## Need to know #9

A condo corporation should always seek legal advice when drafting or amending its bylaws.

## Need to know #10

You can make a written request to your condominium corporation for a copy of your condo bylaws. Upon receiving the request, the corporation has 10 days to provide the bylaws to you. More information on document and information requests can be found on our publication: ***Condominium Boards and Requests for Information.***