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Covenants on Irregular Garage Spaces

No.: BUILDING-42

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This bulletin is to inform Applicants, Designers, and Owners of single family, two family, and townhome dwellings, the City's rights to place a covenant on irregular garage spaces to restrict the exempted space from being converted into habitable areas.

Summary:

- Exempt garage spaces in single family, two family, and townhome dwellings cannot be converted into habitable spaces. The City reserves the right to require a covenant to be placed on land title to prohibit such conversion prior to final inspection.

General Information:

It is the City's goal to allow designers/owners the freedom to design spaces that meet their needs while at the same time, clarify the expectations for the usage of garages spaces. **The City of Richmond, Building Approvals Department, reserves the right to require a covenant to restrict the conversion of exempted garage floor area in single family, two family, and townhome dwellings from being altered into habitable space.** Through the use of this covenant, the City and Owner can come to an understanding of the use of space allocated as garage space, rather than the City seeking significant redesign modifications in an attempt to minimize the potential for conversion of that space in the future.

Garage spaces in single family, two family, and townhome dwellings with configurations such as tandem parking and motorcycle/non-traditional vehicle parking may require a covenant to be registered on land title prior to final inspection. Please see below for examples of irregular shaped garages.

What is a Covenant?

Covenants are legally binding agreements registered to the land title, which ensure that owners adhere to the agreed upon conditions. All owners of the property, including future owners should the land be sold, are required to adhere to the covenant on title.

Application Requirements

Prior to permit issuance

- Approval of the plan layout by Building Approvals
- Acceptance of covenant terms by City's Legal team
- Applicant to provide legal contact (firm name, notary/lawyer, email, and phone number)

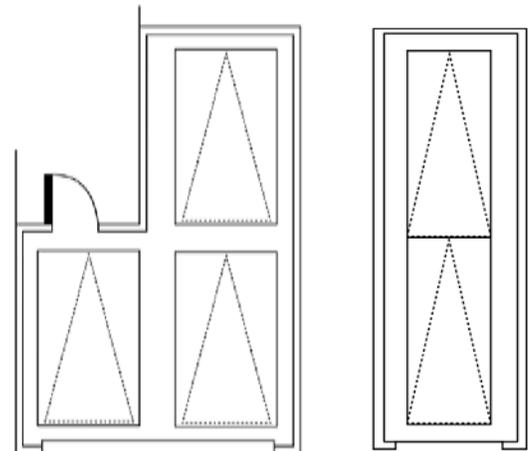
Prior to final inspection

- City's Legal team will prepare the covenant
- Applicant shall register the covenant with Land Titles

Left: Example of Irregularly Shaped Garage

Right: Example of Tandem Garage

Note: Images not to scale



Should you have any questions, comments, or suggestions concerning this bulletin, please reference the Bulletin number and email building@richmond.ca or call the Building Approvals General Inquiries line at 604-276-4118.