

Seller's Guide

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RE/MAX KELOWNA WESTSIDE

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A scenic view of a city and a body of water from a grassy hill, with red playground equipment in the foreground. The text is overlaid on a white rectangular box with a black border.

Real estate is an
IMPERISHABLE asset, ever
increasing in value.
IT IS THE MOST SOLID
SECURITY THAT HUMAN
INGENUITY HAS DEVISED.
IT IS THE BASIS OF ALL
SECURITY AND ABOUT THE
ONLY INDESTRUCTIBLE
SECURITY.

RUSSEL SAGE



STEPS TO *Selling a home*

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2. MATERIAL LATENT DEFECTS
3. SERVICE AGREEMENTS
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WHAT IS YOUR HOME WORTH?

There are several factors which can impact the value of any property. These are very similar to the factors a buyer will consider when making an offer to purchase a property. Most importantly, be realistic.

Most sellers have an emotional attachment to their home but these should not factor into your pricing strategy. Next, focus on what your home's neighbourhood has to offer which may play into your pricing. Finally, think about what professionals you need to help execute your plan. Consider the questions below when determining a list price.

Be realistic

Do not let your emotional connection to the property play into your pricing strategy. Buyers will base their offer price primarily on what similar properties in the area have sold for.

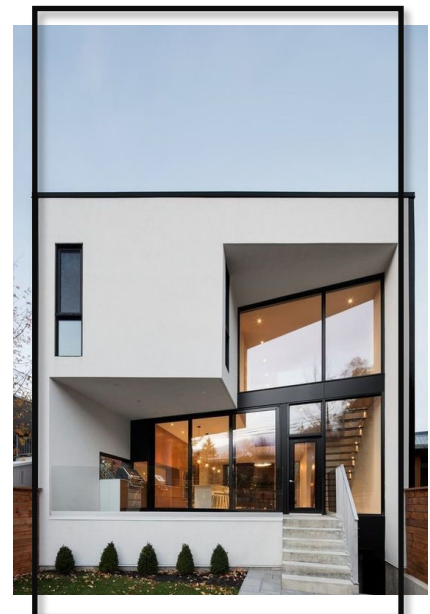
What features exist in your neighbourhood?

For some buyers, being close to amenities is something they are willing to pay more for. For others, seclusion may be more desirable. Don't negate the impact your community or neighbourhood has on how desirable your property will be to different parties.

Getting help from a professional?

Professionals know the industry and can help you navigate complicated situations.

A real estate licensee can use statistical data to show you what similar properties have recently sold for in your neighbourhood. This value can then be adjusted to compensate for your property's proximity to amenities and any upgrades your property may have that comparable properties don't. Armed with that information you will be in a better position to determine a realistic listing price for your home.



MATERIAL LATENT DEFECTS

Sellers must disclose known material latent defects about their property to a buyer. A material latent defect means a defect that cannot be discerned through a reasonable inspection of the property, including a defect that renders the real estate:

- Dangerous or potentially dangerous to the occupants;
- Unfit for habitation; or
- Unfit for the purpose for which the buyer is acquiring it if the buyer has made this purpose known to the seller.

Material latent defects may also include:

- A defect that would involve great expense to remedy;
- A circumstance that affects the real estate in respect of which a local government or other local authority has given a notice to the seller, indicating that the circumstance must or should be remedied; or
- A lack of appropriate municipal building and other permits respecting the real estate.



Common examples of material latent defects could include:

- High levels of radon;
- The fact that the basement leaks when it rains;
- Structural damage to the property;
- Failure of the building's envelope (water ingress);
- Underground storage tanks located on the property;
- Problems with the potability/quantity of drinking water; and
- Un-remediated damage caused by the illegal use of the property, e.g. marijuana grow operation.

New installations or renovations of electrical or gas systems completed without appropriate permits and inspections may also be considered examples of material latent defects.

SERVICE AGREEMENTS

Service agreements are contracts entered into by a real estate licensee and their client. A service agreement outlines the expectations and obligations of each party. Service agreements will include:

- names and addresses of all the parties;
- amount of remuneration (if any) the seller is required to pay the real estate licensee's brokerage;
- duration of the listing agreement;
- how your personal information will be used.

Once you have selected a real estate licensee to work with, that professional will use market research, along with their knowledge and expertise, to assist you in setting the best listing price for your home.



Before finalizing the asking price (sometimes referred to as the list price), you may wish to ask your real estate licensee to prepare an estimate of the net cash proceeds you will receive on completion of the sale, based on the suggested asking price and the financing arrangements currently in place.



After an asking price has been established, you will be asked to sign a service agreement. This service agreement is typically referred to as a listing contract and can either be an exclusive contract or what is known as a multiple listing contract.

Once this contract is entered into, your real estate licensee must provide you with a fully executed copy of it. In B.C., electronic signatures are valid on all types of contracts. This must not be confused with an email signature at the bottom of the email. An electronic signature must be on the contract itself as would a signature written in ink. Your real estate licensee will have programs that can be used to facilitate an electronic signature and it can be done on a phone tablet and many computers.

Exclusive Listing

Exclusive listing gives the seller's brokerage the sole right to sell the home. This means that even if you sell the home to a prospect of your own during the term of the listing, you must pay the agreed commission to the seller's brokerage unless that prospect was specifically excluded from the listing agreement.

***Multiple Listing***

Multiple listing is a form of exclusive listing which differs from exclusive listing only in that the seller's brokerage agrees to register your home in a Multiple Listing Service (MLS®) so that its availability is made known to all real estate licensees who are members of the local real estate board.

In this case, the seller's brokerage agrees to share a specified amount of the commission with any other member of the real estate board who is able to find a buyer for your home.

In addition to the Listing Contract, the real estate licensee may ask for additional information to assist in the marketing of your home, including:

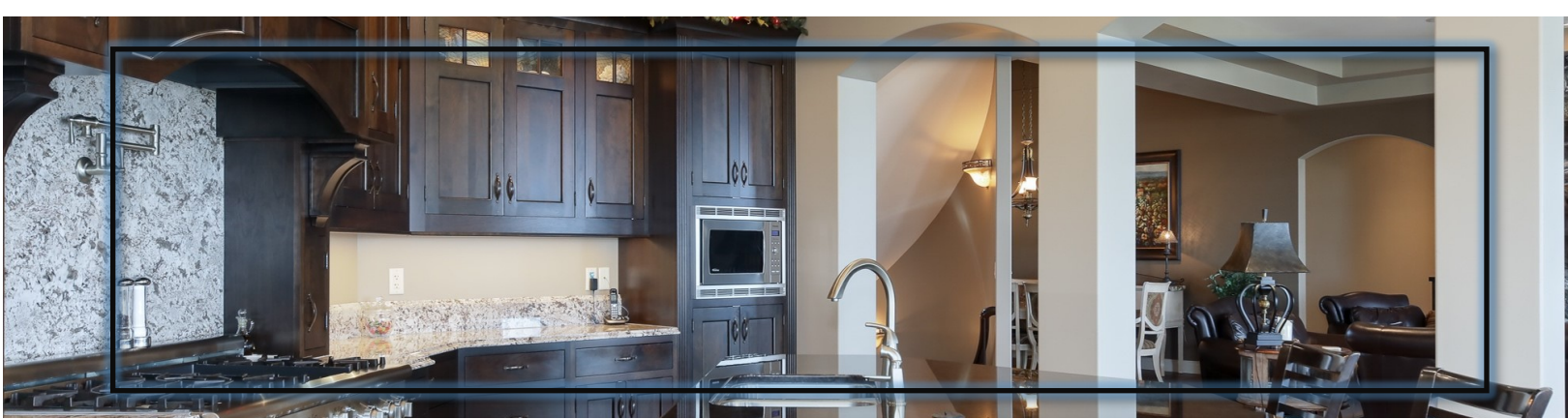
- existing financial arrangements and whether this financing can be assumed by a new owner;
- list of items attached to the building (normally called fixtures) which are not to be included in the sale; for example, a fireplace insert or a crystal chandelier; and
- date on which you can give possession of the home to a new owner.

RESPONSIBILITIES OF A SELLER

When you employ a real estate licensee, you are responsible for providing them with accurate information concerning your home, such as:

- age;
- current financing arrangements;
- condition of the roof and hot water heater; and
- property taxes.

The real estate licensee may also need your assistance to gather information about such things as the ownership details, the outstanding balance owing on the mortgage, the home's assessed value, and the current zoning of the property. Most information is publicly available at the Land Titles office and is not considered to be confidential or private information.



For strata titled properties, real estate licensees will want your assistance to gather and provide information, including:

- minutes of all strata meetings in the last two years;
- current financial statements;
- registered bylaws;
- current rules;
- building inspection or engineer's reports;
- Information Certificate (Form B prescribed under the Strata Property Act);
- how parking stalls and storage lockers are designated;
- whether a special assessment is being proposed; and
- any other documentation relevant to the strata property.

Disclosure of Expected Remuneration

With each offer that you receive from a buyer, your real estate licensee will provide you with a form called the Disclosure to Sellers of Expected Remuneration.

This form will outline for each offer, how much in dollar figure your real estate licensee's brokerage will earn, and how much they will be paying to the brokerage that is representing the buyer. This information will ensure that you understand the financial impacts of accepting a particular offer.

This disclosure must be made on the form prescribed by BCFSa, and must include information on every offer, and counter-offer. This information includes:

- amount paid to your real estate licensee's brokerage;
- amount paid to the brokerage representing the buyer;
- amount retained by your real estate licensee's brokerage; and
- The amount of any remuneration your real estate licensee might receive or anticipate receiving other than commission.

Disclosure to Certain Clients of Right of Rescission

At the time an offer is given to you, or your real estate licensee, you will also receive a disclosure of the buyer's right of rescission. The disclosure can be made in the contract of purchase and sale or on a separate form.

This disclosure will include the following information:

- The fact that the right cannot be waived by either party;
- The period during which the right of rescission can be exercised;
- The calculation of the dollar amount that the buyer must pay you and how the amount will be paid to you;
- the requirement to return to the buyer any remaining deposit funds; and
- the exemptions to the buyer's right of rescission.



PERSONAL INFORMATION

Any time you enter a real estate transaction where a real estate licensee is representing any of the parties, you will be asked to provide a number of personal details to verify your identity.

Like all aspects of your real estate transactions, your agent's obligations to you are governed by the Real Estate Services Act and its Rules. Within those rules is the duty to always maintain the confidentiality of information respecting a client. This means, that other than when required by law, your real estate licensee will keep all your information confidential forever.

Your real estate licensee may require a piece of government-issued identification or details on what you do for a living. The Government of Canada requires the collection of this information for all real estate licensees to prevent money laundering.



Should your real estate licensee suspect that a party to a real estate transaction is engaged in terrorist financing or money laundering, they must file reports with the Financial Transactions and Reports Analysis Centre of Canada (FINTRAC), which is Canada's financial intelligence unit.

ANTI-MONEY *Laundering*

The **Financial Transactions and Reports Analysis Centre of Canada (FINTRAC)** is Canada's financial intelligence unit whose mandate is to help different sectors prevent and deter money laundering and terrorist financing. In order to meet this objective, FINTRAC requires all real estate agents to:

1. Verify the identity of all their clients and unrepresented parties to a real estate transaction;
2. Report certain transactions to FINTRAC for further scrutiny.

This includes transactions that are:

- Suspicious transactions where reasonable grounds that they are related to money laundering or terrorist financing exist;
- Transactions where it is known that the property is controlled or owned by terrorists or a terrorist group;
- Transactions where cash over \$10,000 is received by the agent through a single transaction or multiple smaller transactions (such as to pay the deposit on the property)



To meet **FINTRAC's** obligations, your Realtor will need to verify your identity, and confirm the existence of any entity (such as a corporation) you may be representing.

1. You may asked to provide a piece of government issued photo identification which includes your name, your photo, and a document number.
2. You may also be required to verify your identity through a credit file check from a Canadian credit bureau and match your name, birth date, and address you provided to that document;
3. If you are representing a corporation, a search for verifying information such as a certificate of incorporation will be required.

Depending on your circumstances, there may additional information required by your agent before they can assist you in the purchase or sale of real estate.



Usually, the buyer will provide a deposit on an accepted offer within 2 days of Subject Removals. That deposit is usually held in the buyer's real estate licensee's brokerage trust account. The brokerage holds the deposit as stakeholder. This means they are holding it as a neutral party, and not on behalf of the buyer or seller.

If your contract contains subject clauses in the buyer's favour and they do not remove those clauses, they will not automatically get their deposit back. Both you and the buyer will have to sign a separate release form, except where the buyer is exercising their right of rescission.

If a release is required, and one of the parties does not agree to sign it, both you and the buyer will have to obtain legal advice, as the brokerage cannot release the deposit unless you and the buyer have agreed to do so. Should there be no agreement between you and the buyer, the brokerage may request to pay the funds to the B.C. Supreme to have a judge rule on where the deposit is to go.

Note: Should the buyer rescind their accepted offer per their rights under the Home Buyer Rescission Period Regulation within three business days, the brokerage will pay you the 0.25% rescission fee directly to you, and return the remaining balance of the deposit to the buyer. In this case, no separate release form will need to be signed by either party.

How much does a deposit need to be?

While 5-10% of the purchase price is typical for a deposit, any amount can be negotiated between a buyer and seller. Speak with your real estate professional to determine what is in your best interest and what amount will satisfy the other party.

Does the deposit form part of the down payment?

Once your deal completes, your deposit will be added to the rest of your down payment to form the total down payment you agreed to with the lender. The lending institution will then pay the remainder of the funds owed to the seller.

Who holds the deposit?

Just like the timing of a deposit, who holds the deposit can be negotiated between the buyer and seller. In most cases, the brokerage (agency) representing the buyer will hold the buyer's deposit until the deal completes. Regardless of who is holding a deposit, it is always best practice to ensure the deposit is held in trust and you should request a receipt from the holder of the deposit. The trust account protects the funds should there be a dispute down the road and will prevent either party from absconding with the money.

The completion day for the transaction will be stated in the Contract of Purchase and Sale, which you signed when accepting the offer. On this day, the buyer will acquire legal ownership of the property by paying the purchase price. The possession date, on the other hand, is when the buyer can move in or take control of the property. Typically, the completion and possession dates are scheduled one day apart to facilitate the smooth process of Title Registration and the transfer of funds between lawyers and banks.

It is customary for both you and the buyer to hire a lawyer or notary public to handle the necessary documentation for the transfer of legal ownership.



Among other things, they will protect your interests by:

- Searching the title in the Land Title and Survey Authority Office registration system to find if anyone other than you has any legal rights to the home and to see if there are any registered easements or restrictive covenants;
- Preparing documents to transfer ownership from you to the buyer, including Property Transfer Tax return;
- Ensuring that your old mortgage has been properly discharged if this is required;
- Confirming that all payments for which you are responsible have been made;
- Arranging for buyer to sign the transfer documents;
- Preparing a Statement of Adjustments outlining all monies owed by buyer and funds they will need to complete the transaction;
- Delivering final amount due to you, and ensuring buyer is registered as the owner in the Land Title and Survey Authority Office; and
- Obtaining documents for strata-titled properties, such as the Information Certificate (Form B as prescribed in the Strata Property Act), Certificate of Payment (Form F as prescribed under the Strata Property Act) and the strata corporation's Certificate of Insurance.

The day you've been waiting for has arrived. You've done it all - paperwork, payment, and key handover.

COSTS / *Expenses*

1

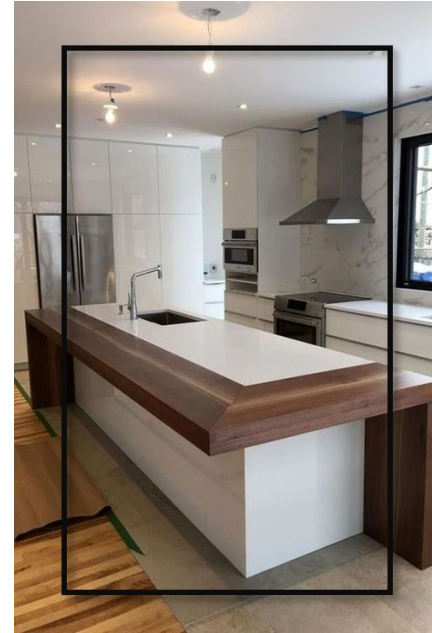
Remuneration

The seller is responsible for paying commissions to their real estate professionals for the transaction. You should verify with your real estate professional what the commissions fees are and how they are applied to the sale of your property.

2

Legal and/or Notary Public fees

You are responsible to cover any legal costs you incur during the transaction. Typically, lawyers and/or notary publics are used to move funds from one party to another and ensure all the paperwork needed to register the property title in your name is done on time. Each party in the transaction will have a lawyer and/or notary public working for them.



3

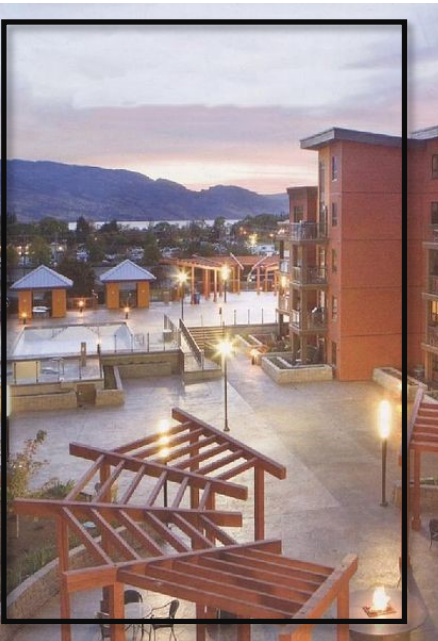
Appraisals

You can hire an Appraisal Company to evaluate the property you are planning to sell. While many Real Estate professionals offer a free Market Evaluation as part of their services, you should always inquire as to any possible costs that might arise as part of a appraisal process.

4

Property Inspectors & Contractors

As a seller, you will want to get top dollar for your property, which might include expenses for minor or major repairs. These costs will be borne by you and can range from a few hundred dollars to over a thousand dollars depending on the issues at hand. Even if you proactively attend to any repairs or improvements to the home, other issues could be uncovered if a Buyer seeks to have the property checked by their own Inspector, which could result in additional costs.

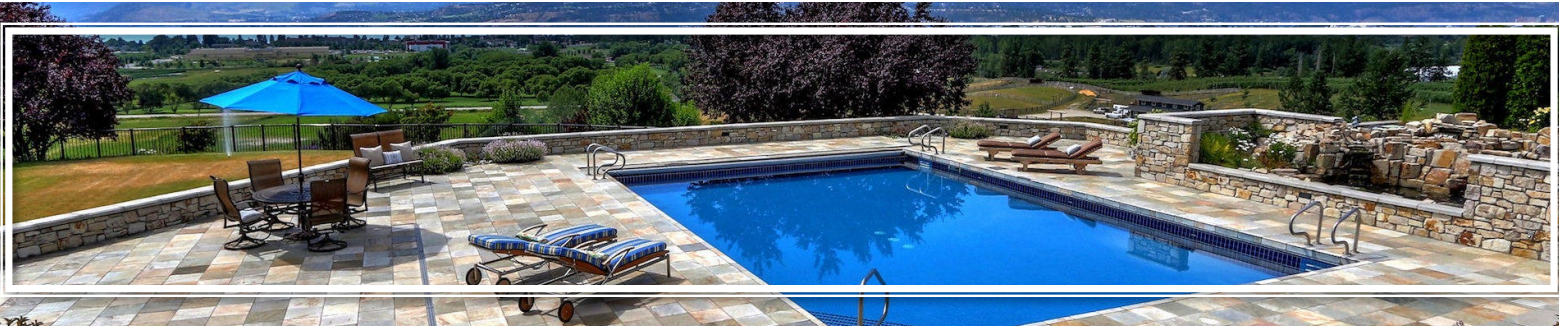


COSTS / *Expenses*

5 Taxes

How much tax do you pay when selling a home in Canada? Here are three that may come up on the sale of your property: GST/HST, Capital Gains Tax, and Property Tax.

Tax implications are slightly different for non-Canadian resident owners or individuals who are Canadian citizens but do not reside in the country. There are several aspects that non-resident owners must be aware of when selling a property.



GST/HST: When selling a newly constructed or renovated home, you may need to charge GST/HST, but if it was your primary residence, you may qualify for a rebate for some or all the amount paid. Submit a rebate application to the CRA within 2 years of the sale.

The commissions paid to your real estate agent are subject to GST/HST.

Capital Gains Tax: Currently, there is no obligation to pay it when selling your principal residence. However, the rules differ if you own a vacation home or a rental property. In such cases, it is typically possible to apply for a partial exemption, although the calculations involved can be more complex.

For individuals involved in "house flipping," the likelihood of paying capital gains tax is high if the property has not been their principal residence for at least a year. Consequently, it may be advisable to seek the assistance of a tax professional to navigate through this process.

Property Tax: Generally, property taxes are paid on a pro-rated basis. This means that you will be responsible for paying a portion of the property taxes for the year in which the sale occurs.

COSTS / *Expenses*

6 Non-Canadian Resident Owners

Tax implications are slightly different for non-Canadian resident owners or individuals who are Canadian citizens but do not reside in the country. There are several aspects that non-resident owners must be aware of when selling a property:

- Apply for a clearance certificate.
- A non-resident withholding tax of 25 per cent of the home's gross sales price (50% if it is a rental property).
- File a Section 216 return to confirm that they have reported rental income and paid taxes (this is if the property has been rented out).
- Submit a Canadian tax return for the year of the sale.



Assistance is Important

The taxes you are responsible for are in addition to the myriad of other real estate-related fees you will inevitably have to pay, such as agent commissions, mortgage discharge fees, moving costs, and many other expenses.

When you are selling your home, it is imperative to seek the assistance of tax professionals, legal experts, and real estate agents to ensure that you are fully informed about what taxes and fees you will need to pay upon the sale of your home. Remember, the taxes and fees you must pay will depend on a broad array of factors, like the sale price, the property's location, and whether it is your primary or investment property.

In addition to the Property Transfer Tax, there are 3 additional taxes implemented:

- Foreign Buyer Tax
- Speculation Tax & Satellite Families
- Underused Housing Tax

Foreign Buyer Tax

The imposition of the BC Foreign Buyers Tax entails an additional 20% tax on the Property Transfer Tax for individuals who are foreign citizens or non-permanent residents of Canada and are acquiring a residential property in specific regions within the province. It is advisable to verify whether the property you intend to purchase will be subject to this tax.

Underused Housing Tax (UHT):

This tax came into effect in 2022, and is applicable to Non-residents of Canada who own vacant real estate. It is an annual tax of 1% of the appraised property value and was brought in to support the affordable housing crisis and is applicable to all vacant homes throughout Canada.

Speculation Tax

The BC Speculation Tax is a yearly tax that is determined by the manner in which you utilize your property in significant urban regions. Starting from 2019, the rate of the speculation and vacancy tax fluctuates depending on your residency and the location where you pay income tax. Foreign owners and satellite families are subject to a 2% tax rate, while British Columbians and other Canadian citizens or permanent residents who are not part of a satellite family are subject to a 0.5% tax rate.

Satellite Families

A satellite family refers to a household in which less than half of the total income is subject to taxation in Canada on Canadian income tax returns. For instance, this could involve a resident spouse and a non-resident spouse, with the latter being the primary breadwinner in the family. In such cases, the non-resident spouse's income surpasses 50% of the combined household income. Consequently, the resident spouse qualifies as a member of a satellite family. It is worth noting that even Canadian citizens or residents of British Columbia can still be considered part of a satellite family. Therefore, it is essential to carefully examine the definition of a satellite family to determine if it applies to your situation.



“COOLING OFF” PERIOD

The provincial government introduced a home buyer protection period, the details of which are outlined in a new regulation that allows home buyers to back out of a residential purchase up to 3 business days after signing a contract. The province claims this 3-day cooling off period will help ensure all homebuyers have an opportunity to conduct their due diligence, such as securing financing or arranging home inspections.

The Notice of Rescission

- ◆ Homebuyers must serve rescission notice to the seller through registered mail, fax, email with read receipt, or personal service.
- ◆ The notice must contain the address, PID or Description of the Property, the names and signature of the Buyer(s), name of the Seller(s), and the Date of Notice.

Deposits

- ◆ If a deposit is held in trust, brokerages may release it upon rescission.
- ◆ If there's a balance, it's returned to the buyer, regardless of what's provided in the contract.

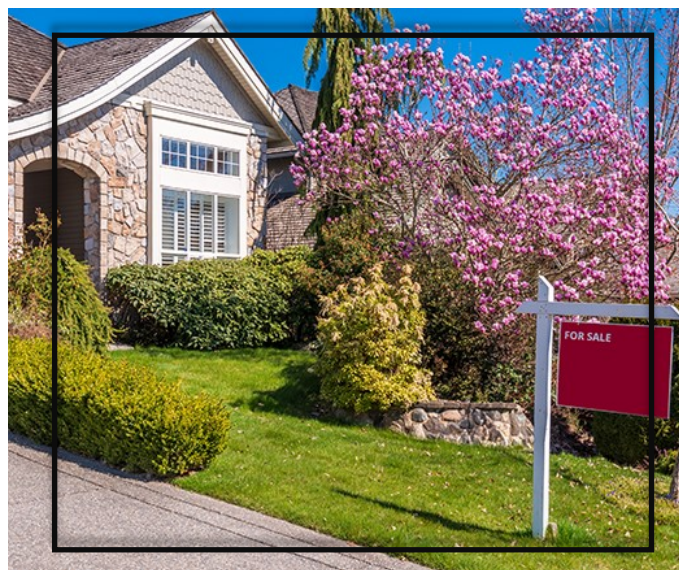
Key Facts

- ◆ Buyers have 3 business days to back out of a residential purchase after signing the contract.
- ◆ The period is mandatory and can't be waived.
- ◆ Buyers who back out of a contract within this 3-day period will have to pay a rescission fee of 0.25%.
- ◆ Seller receives rescission fee.
- ◆ Realtors must provide information on the period to clients.

Exemptions and Waivers

While the period can't be waived, there are exemptions, including sales:

- ◆ Subject to Section 21 of the Real Estate Development Marketing Act.
- ◆ Of residential real estate located on leased land.
- ◆ Of leasehold interest in residential real estate.
- ◆ At auction.
- ◆ Under a court order or supervision of a court.



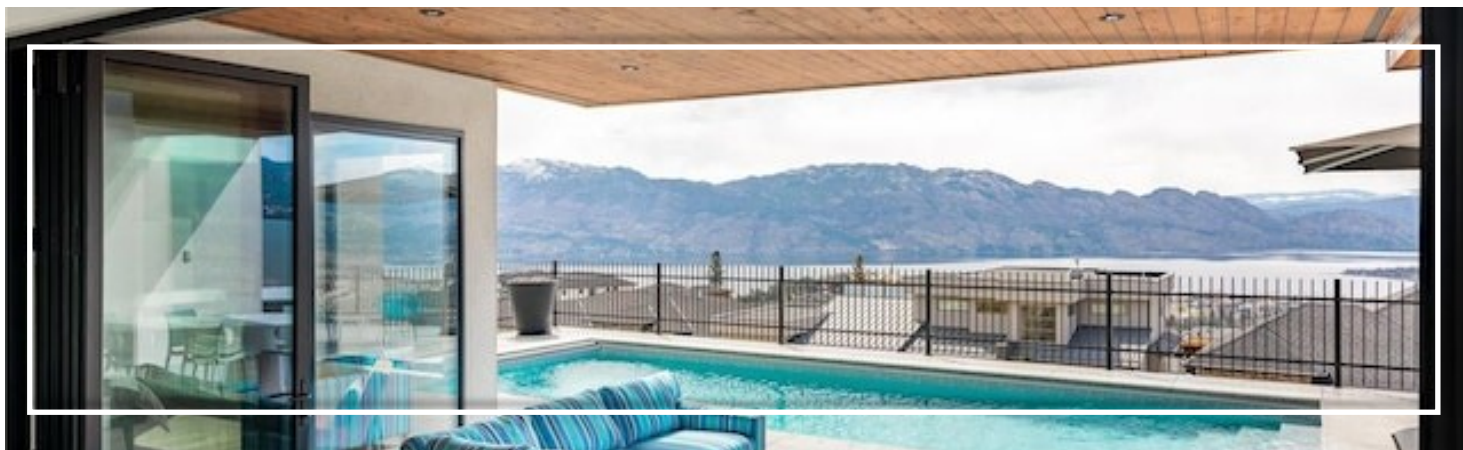
The following are 6-steps to prepare for Closing time:

Step #1: Clean the house. Your home should be spotless for the final walk-through. But moving can be messy. After purging, packing, and moving out, you may want to do one more deep cleaning.

Step #2: Leave owner's manuals and warranties. Provide any/all manuals and warranties you have for home appliances. If you have receipts for any recent repairs from contractors, leave them with the manuals.

Step #3: Provide a vendor list. Leave any contact information for home contractors or maintenance companies you've used in the past. These vendors are familiar with your home, and the new owner will appreciate having a list of servicers they can trust to take good care of their new home.

Step #4: Check for forgotten items. Do one more check throughout the home to make sure you're not leaving anything behind. One exception: You may want to leave unused or leftover paint cans in the colors currently used in the home — but confirm with the buyer first.



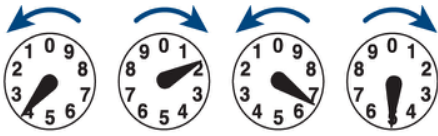
Step #5: Turn off water shutoff valves. The last thing you want before closing is a flood. With the buyer's permission/acknowledgement, turn off your house's main shutoff valve 24 hours before closing.

Step #6: Lock up. Until settlement is complete, you're legally responsible for the home — meaning you'd be liable if there was a break-in before closing. So, the day before settlement, make sure to close window coverings and lock the entry doors. It's a good idea to leave a porch light on or to set an interior light to turn on and off with a timer.

IMPORTANT! Be sure to keep your insurance policy in place until after the buyer has possession. (Overlap by a day with the buyers coverage).

Meter Readings

A



EXAMPLE A: Four dial meter correct reading - 3165

B



EXAMPLE B: Five dial meter correct reading - 75528

If the pointer hand is between numbers, use the smaller of the two numbers. If the dial is between 9 and 0, then 9 is the lower number.

NATURAL GAS METER

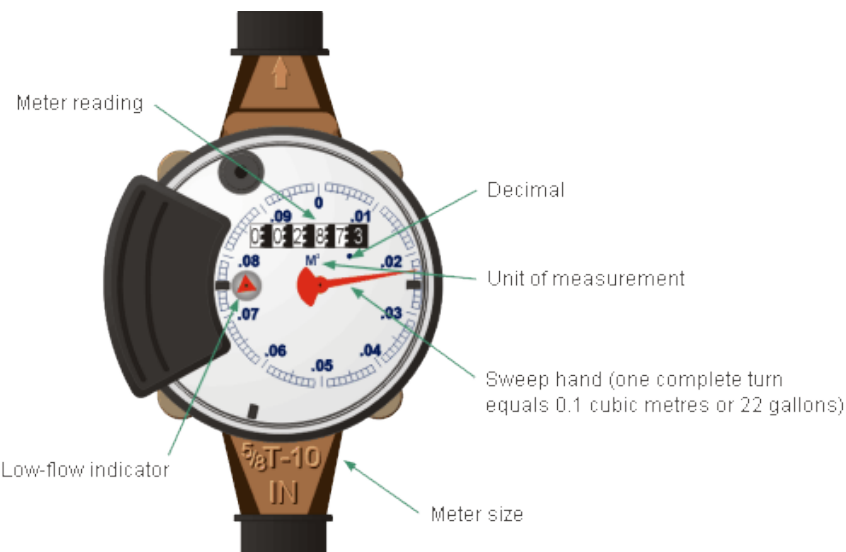
On the first day of possession of your new home it's important to submit a gas and electricity meter reading to your provider, so that you are not billed for the usage by the previous owners.

Read the meter dials from left to right, in sequence and based on the directional arrow above each.

ELECTRICITY METER

Record the meter number shown on your meter (exclude any letters and start with a zero)

If you have a digital meter, wait for the display to show the letters "kWh" along with the reading.

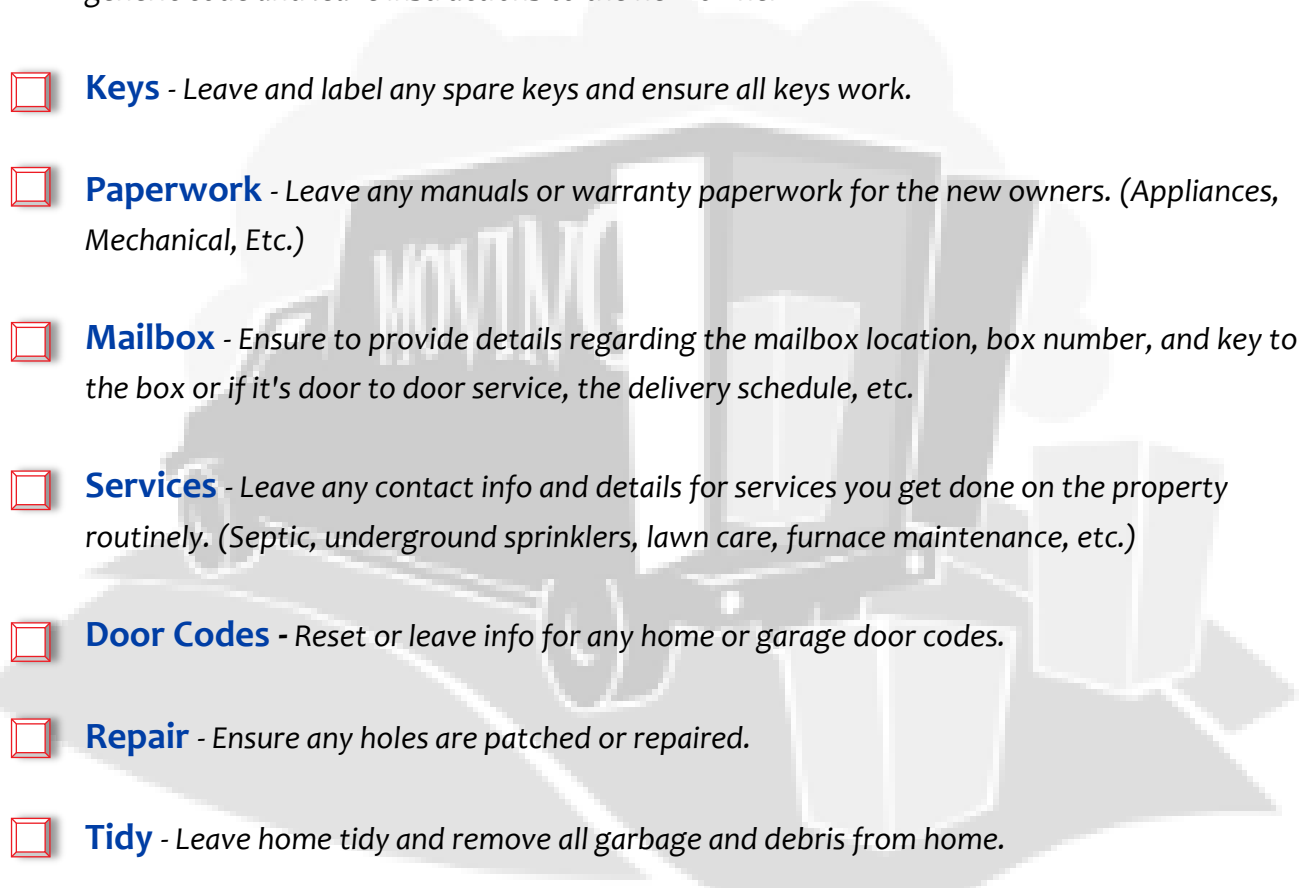


WATER METER

Water meters are generally found in the basement or crawl space.

When you read the water meter, write down every number from left to right exactly as it appears on the 'odometer style' display. This includes all leading zeros.

Move Out Checklist

- 
- ☐ **Meter Readings** - Take meter readings for both water & hydro and call them in to your service provider for Water & Waste and Hydro. (tips on reading your meters on last page!)
 - ☐ **Alarm** - Ensure to cancel your alarm contract even if the new owner has stated they will use the same provider. It is best for them to set up their own account. Reset the alarm to a generic code and leave instructions to the new owner.
 - ☐ **Keys** - Leave and label any spare keys and ensure all keys work.
 - ☐ **Paperwork** - Leave any manuals or warranty paperwork for the new owners. (Appliances, Mechanical, Etc.)
 - ☐ **Mailbox** - Ensure to provide details regarding the mailbox location, box number, and key to the box or if it's door to door service, the delivery schedule, etc.
 - ☐ **Services** - Leave any contact info and details for services you get done on the property routinely. (Septic, underground sprinklers, lawn care, furnace maintenance, etc.)
 - ☐ **Door Codes** - Reset or leave info for any home or garage door codes.
 - ☐ **Repair** - Ensure any holes are patched or repaired.
 - ☐ **Tidy** - Leave home tidy and remove all garbage and debris from home.
 - ☐ **Pictures** - Take pictures of the conditions of the home when you move out. (This will come in handy should there be an issues with the new owners move in)
 - ☐ **Notes** - Leave a note for any other things you know about the home that may be helpful for the new buyers.

Moving Check List



MAKE ARRANGEMENTS WITH MOVING COMPANY

Utilities:

- ◇ Hydro
- ◇ Telephone
- ◇ Cable
- ◇ Gas (oil, propane, etc)
- ◇ Garbage
- ◇ Water
- ◇ Cancel Newspapers

Change of Address:

- ◇ Post Office
- ◇ Friends and Relatives
- ◇ Government Agencies
(ICBC, Revenue Canada)
- ◇ Medical
- ◇ Pharmacy
- ◇ Subscriptions
- ◇ Memberships & Clubs



ARRANGE FOR SCHOOL TRANSFER

Transfer Bank Accounts:

- ◇ Chequing & Savings
- ◇ Investments
- ◇ Safe Deposit Boxes
- ◇ Credit Cards

Insurance Companies:

- ◇ Home
- ◇ Health
- ◇ Life
- ◇ Auto

Obtain Medical Records:

- ◇ General Practitioner
- ◇ Dentist
- ◇ Optometrist
- ◇ Chiropractor
- ◇ Others



NOTIFY UTILITY COMPANIES, ETC, WITH MOVING DATES

Obtain All Other Records:

- ◇ Schools & Colleges
- ◇ Legal
- ◇ Baptism

Don't Forget To:

- ◇ Re-fill Drug Prescriptions
- ◇ Have Car Tuned Up for the Trip
- ◇ Leave Keys and Any Necessary Legal papers with your REALTOR
- ◇ Notify Ann of your new phone number and e-mail address!



*Enjoy your
new home!*

Handy Numbers

EMERGENCY:

Fire; Police, Ambulance 911
 250-762-3300
 Kelowna General Hospital 2268 Pandosy Street 250-862-4000

GOVERNMENT SERVICES:

ICBC Motor Vehicle & Drivers Licenses 1720 Springfield Rd 250-860-4069
 BC Medical Information 1-800-663-7100

PUBLIC WORKS:

Telephone and Cable

Shaw Cable 2350 Hunter Rd. 250-979-6565
 TELUS 2255 Enterprise Way 250-762-2693

Power Terasan Gas 1-888-224-2710

City of Kelowna 1435 Water Street 250-979-4928

BC Hydro 1-800-224-9376

Fortis BC 1-866-436-7847

Sewer

City of Kelowna 1435 Water St 250-979-4928

Natural Gas

Fortis BC 1-866-436-7847

Water

City of Kelowna 1435 Water St 250-979-4928

Lakeview Irrigation 2570 Barley Rd 250-769-4322

District of West Kelowna 2760 Cameron Rd 778-797-1000

District of Peachland 4450 6th St RR 6 250-763-6506

Glenmore Ellison District 445 Glenmore Rd 250-765-5218

Rutland Water Works 106-200 Dougal Rd N. 250-765-5218

Black Mountain Irrigation 285 Gray Rd 250-765-5169

South East Kelowna Irrigation 3235 Gulley Rd 250-861-4200

Garbage

City of Kelowna 1435 Water St 250-979-4928

Regional District Office 1450 KLO Rd 250-763-4918

Central Okanagan Regional District 250-868-5250

Handy Numbers cont...

BC Land Title & Survey -----1-877-577-5872

Regional District Central Okanagan -----250-763-4918

Westbank First Nations -----250-769-4999

BC Safety Authority (Technical Safety BC) -----1-866-566-7232

City of Kelowna -----250-469-8500

City of West Kelowna -----778-797-1000

Peachland City Hall -----250-767-2647

Lake Country City Hall -----250-766-5650

Locksmiths

Kurts -----250-763-7872

Lock Doctor -----250-868-2801



Other Contacts



1-866-607-6301

www.canadapost.ca



Canada



Canada Revenue
Agency

1-800-267-6999

www.cra-arc.gc.ca



REGIONAL
DISTRICT
NORTH
OKANAGAN

250-550-3700

www.rdno.ca/rdno-services



City of
Kelowna
City Utility Billing
250-469-8757
www.kelowna.ca



778-797-8850

www.westkelownacity.ca



1-888-224-2710 (Gas)

1-866-436-7847 (Electricity)

www.fortisbc.com



250-707-3332

www.wfn.ca



250-766-6677

www.lakecountry.bc.ca



1-800-224-9376

<https://www.bchydro.com>

