



**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 visiting 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 guest fails to follow a bylaw, the condominium corporation can impose a penalty if allowed by the bylaws – however, the power to do so and the exact amount of the penalty must be specified in the bylaws.

## Need to know #6

When an owner, tenant, or guest fails to follow a bylaw and fails to abide by the penalty 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 (CAD) for registered bylaws and any other changes that have been made to the bylaws.

## Need to know #8

A special resolution at a properly constituted meeting of the unit owners is required to change a corporation's bylaws. This means that 75% of the people entitled to vote (unit owners), representing 75% of the total unit factors must agree to pass the special resolution.

## Need to know #9

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