

SECONDARY SUITES

Secondary Suites provide an important form of affordable housing in the City of Maple Ridge that benefits both renters and property owners. A secondary suite is a self contained area within a single detached dwelling that contains cooking facilities, a living/sleeping area and a bedroom.

BENEFITS OF SECONDARY SUITES

Secondary suites offer a number of benefits to both property owners and tenants, such as:

- Provides property owners with 'mortgage helper' income that, otherwise, might preclude mortgage qualification;
- Provides the opportunity for investment properties;
- Provides housing options that support residents at various changing life stages, circumstances, and economic means; and
- Provides increased security by allowing for a caretaker or someone else in the dwelling unit.

BENEFITS OF REGISTERING A SECONDARY SUITE

There are a number of advantages to registering a secondary suite, even one that already exists and has been registered. Most of them relate to the protection of your financial investment and, most importantly, the safety of the occupants of your home and your suite.

- 1** Safety of occupants – When a suite is registered, it complies with a variety of safety standards designed to keep occupants healthy and safe.
- 2** Adequate property and home insurance coverage – If an insurance provider is not aware of a suite a homeowner may not be covered in cases of emergencies and/or disasters caused by either a tenant or a member of your family. It is easier for homeowners to obtain insurance coverage if a suite has been registered and meets certain standards.
- 3** Maintain and potentially increase the value of your home – The work undertaken to register a suite is often seen as providing added value to a home because all work has been completed and inspected. The registered suite has potential for additional supplemental income.

BUILDING PERMITS

Building Permits are required for any new construction or alteration of a secondary suite. To ensure compliance with BC Building Code, a registered owner or authorized agent for the owner may apply for the building permit.

For building permit application requirements, please visit www.mapleridge.ca, scan the QR code, or contact building department staff.



SCAN THIS QR CODE TO VISIT
THE CITY OF MAPLE RIDGE
BUILDING PERMIT GUIDES

SECONDARY SUITE REGULATION SUMMARY

The following information provides a summary of the regulations that apply to secondary suites within the City of Maple Ridge. This information is provided for convenience only, please refer to Zoning Bylaw No.7600-2019 for full details on all the zoning and land use regulations that apply to secondary suites.

ZONING REGULATIONS

- Secondary Suites are permitted in the following zones:
A-1; A-2; A-3; A-4; R-1; R-4; RS-1; RS-1a; RS-1b; RS-1c; RS-1d; RS-2; RS-3; SRS; RG; RG-2; CD-1-93; CD-3-98; CD-1-99; CD-2-01.
- One secondary suite per lot is permitted.
- Secondary suites must be contained within the same building as the single detached building.
- Secondary suites must not exceed a Gross Floor area of 90.0m², and/or exceed 40% of the total Gross Floor Area of the building.
- Secondary suites must not be located within the Floodplain Area unless constructed above established flood construction level.
- Secondary Suites must remain under the same legal title.
- Secondary suites must not be used for short-term/ vacation rentals.
- Secondary suites are not permitted on the same property where there is a Bed and Breakfast, Boarding, Detached Garden Suite, Temporary Residential, Caretaker Residential, or Two-Unit Residential on a lot.

BUSINESS LICENCE REGULATIONS

A Business Licence is required if there are two separate rental units on the property. This means that if the up-per floor is being rented and there is a registered secondary suite in the lower level that is also being rented, the property owner must obtain a business licence in order to rent both dwellings.

STEPS TO REGISTERING A SECONDARY SUITE

