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**BULLETIN NUMBER:** RESA-05-01

**TITLE:** MANUFACTURED HOME DEALERS  
LICENSING REQUIREMENT UNDER THE  
RESA

**LEGISLATION:** REAL ESTATE SERVICES ACT

**DATE:** September 27, 2005

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Effective November 1, 2005, manufactured home dealers who provide real estate services will be required to obtain a licence under the *Real Estate Services Act* (RESA).

The Superintendent of Real Estate considers that the following real estate services require a licence under RESA:

- Negotiating the price or terms of a lease, even if the lease is a month-to-month lease;
- Making representations about the land such as availability, value or price; and
- Taking deposits for the lease of land.

The Superintendent of Real Estate considers that the following are examples of activities that do not require a licence under RESA:

- Selling a new manufactured home at a dealer's showroom or lot;
- Selling a manufactured home alone, without making any representations as to the land to which it is affixed; and
- Referring a prospective purchaser to the owner/manager of a manufactured home park.

Please refer to RESA and the RESA Regulations for further information as to what is considered real estate services. A copy is available on the Real Estate Council of British Columbia's website at [www.recbc.ca](http://www.recbc.ca).

Manufactured home dealers who wish to obtain a licence under RESA should contact the Licensing Department of the Real Estate Council of British Columbia (604-683-9664, 1-877-683-9664, or at [info@recbc.ca](mailto:info@recbc.ca)) for further information. The Council's Rules allow, until November 1, 2006, for manufactured home dealers who provide real estate services to meet the educational requirements needed to qualify for a real estate licence.