Form Y – Restrictive Covenant

A restrictive covenant is a legal agreement registered against the title to the land, restricting the way the land is to be built on, used, occupied, subdivided or transferred. Typically, a restrictive covenant will bind current property owners as well as each successive owner to the terms set out in the covenant. Examples of restrictions contained in a restrictive covenant include building design, secondary suites, flood proofing, geotechnical conditions, and tree retention, etc.

For a restrictive covenant between the owner and the City of Delta already registered on title of a property, the current owner of the property may request to amend or discharge the restrictive covenant by submitting an application (see Form A – Land Use and Development Application Form), which must be accompanied by a copy of the covenant, among other things.

Obtaining Your Restrictive Covenant

To obtain copies of restrictive covenants and other land title records, please contact your notaries, lawyers, land surveyors or registry agents (www.bcapra.org). Alternatively, you may visit the New Westminster Land Title Office in person or request the documents from them by mail. There will be a service charge. For more information, please visit the Land Title and Survey Authority of British Columbia's website www.ltsa.ca.