



NEWS RELEASE

FOR IMMEDIATE RELEASE: November 2, 2016

WARNING ISSUED ABOUT PHONY BUILDING PERMIT GREEN CARDS

Building a new house, renovating a home or business, or adding an addition are major undertakings that need to be done correctly, with proper permission, and by responsible builders.

That's why the Township of Langley is warning residents to be vigilant when hiring builders for construction projects, after fraudulent Building Permit Green Cards were found posted at two construction projects in recent weeks. The cards indicated that valid building permits had been issued for the projects – but the permits had not, in fact, been obtained.

“There have been two cases so far, but two is too many,” said Roberto Cesaretti, the Township of Langley’s Manager of Permit, Licence & Inspection Services, who urges residents to do some research and be careful about who they hire to do construction work.

He also encourages them to turn to the Township for advice before starting a construction project.

“We are here to help,” he said. “If you are not sure, give us a call. It could save a lot of heartache and hassle by going through us first, so talk to us.”

Permit, Licence & Inspection Services staff can be reached at 604.533.6018.

In one recent case, a contractor who was reported for constructing an accessory building without a permit was found to be displaying a phony Building Permit Green Card. The other fake card was discovered at a project where a home was being gutted and an addition built on the back.

The Township did not report the contractors to the police, as that is the responsibility of the homeowners, Cesaretti said, but worked with the homeowners to help the projects gain compliance and get back on track.

“There are many excellent builders in the Township of Langley, and it is unfortunate that a couple are being unscrupulous,” Cesaretti said. “We just want homeowners and business owners to be aware that this is happening, as it is their responsibility to ensure valid Township of Langley building permits have been issued for any new construction, alterations, or renovations being done.”

The Permit, Licence & Inspection Services Department suggests members of the public protect themselves when hiring a contractor for any construction work by:

- requesting references of other addresses where the contractor has performed work
- requesting copies of all accepted drawings and building permits
- checking with Permit, Licence & Inspection Services staff at the Township Civic Facility if permits are required for the work or if they have been issued
- reviewing the Township Building Activity page at tol.ca to confirm that a building permit has indeed been issued on the lands, and
- referring to the Greater Vancouver Home Builders Association website at GVHBA.org and clicking on the links “Find a Builder” and “Find a Renovator” to obtain additional information on how to choose a contractor.

Last week, the Township sent a notice to builders, warning of them of the consequences of posting a fraudulent Building Permit Green Card.

The notice states that forging a Building Permit Green Card constitutes, among other things, fraud and a breach of the Township of Langley Building Bylaw. Owners or contractors who post fraudulent Building Permit Green Cards will be subject to legal action and a Stop Work Order will be posted. Those found posting fraudulent cards will also be issued tickets for \$500 for each day they are not in compliance with Township Bylaws.

For more information, contact Roberto Cesaretti, Manager of Permit, Licence & Inspection Services, at rcesaretti@tol.ca or 604.533.6145.