

## What is a Camp Lot Lease?

A Camp Lot lease is an area of 0.4 hectares (approx. 1 acre) of Crown Land, on which there is a permanently affixed single-family dwelling that is not a principal residence, and includes all outbuildings associated with the normal use of such a dwelling. Such leases are issued for a 10 year period.

## How are camp lot clusters or groups approved?

The Minister of Energy and Resource Development (ERD) may designate new camp lot clusters or groups upon completion of a successful review within the Department.

## What is a camp lot cluster?

A cluster is a grouping of a minimum of four camp lots, which share common boundaries and are generally aligned in a linear fashion.

## What is a camp lot group?

A group is a minimum of four camp lots, which do not share common boundaries and are more widely spaced.

## How do I find out if there are available camp lots?

Camp lot availability information can be obtained by calling our toll free number at 1-888-312-5600 or visiting our website at

[http://www2.gnb.ca/content/gnb/en/services/services\\_renderer.200832.html](http://www2.gnb.ca/content/gnb/en/services/services_renderer.200832.html)

## Can I still apply for a camp lot if there are none available?

No. Applications for camp lots are not taken until such time as lots are available. Waiting lists for camp lots are not kept.

## Can I have an isolated camp lot not in a cluster or a group?

No. Only camp lots within designated clusters or groups are leased.

## What are the costs associated with establishing a camp lot lease?

- **Application Fee:** \$ 300 plus HST non-refundable
- **Survey Fee:** \$200 plus HST if the lot has been surveyed by ERD. In all other cases, applicants must hire, at their own expense, a New Brunswick Land Surveyor.

- **Preparation fee:** \$200 plus HST, non-refundable is due when the lease is signed.

- **Annual rental:**

For sample rents, please see Schedule B at <http://laws.gnb.ca/en/ShowPdf/cr/2009-62.pdf>

- **Property taxes** are also the responsibility of the lessee.

## What is the application process?

Once you apply on-line or a completed application form is submitted for a specific camp lot, the application will be evaluated for completeness and basic eligibility. If it is approved, you may be required to provide additional information (e.g. a survey plan)

## Can I have a partner(s) in my lease?

Yes. Any number of names can appear on a lease document.

## What are the responsibilities of someone leasing a camp lot on Crown Land?

A camp lot lessee must follow the terms & conditions of their lease such as payments of rental and taxes, adherence to building requirements, boundary line maintenance, site rehabilitation, etc.

## Can I use my camp lot as my main residence?

No. Camp lots are for recreational use only and are NOT permitted to be used as a permanent residence.

## Do I have the option to purchase my camp lot?

No. It is not possible to purchase a camp lot lease.

## Can I transfer my camp lot lease? How?

Yes. If you wish to transfer or assign your camp lot lease, you should request an Assignment Information Package from the Crown Lands Branch of the Department of Energy and Resource Development. Assignment forms must be prepared by your solicitor and submitted to the Crown Lands Branch for approval. An Assignment fee of \$200 plus HST must accompany your request and all rental and property taxes must be in good standing.

## **Will I need a building permit before constructing on the camp lot?**

Yes. If you have any questions about New Brunswick's Provincial Building Regulations, please contact:

The Sustainable Planning Branch,  
New Brunswick Department of the  
Environment and Local Government  
P.O. Box 6000, Fredericton, NB, E3B 5H1

Tel.: (506) 453-2171

Fax: (506) 457-7823

Website : [www.gnb.ca/0009/0007-e.asp](http://www.gnb.ca/0009/0007-e.asp)

## **Can I place a gate across the road that accesses my camp lot lease?**

No. You can gate an access road at the bounds of your lease if the road has not been excluded from your lease.

## **Can I relocate my camp lot access road?**

To construct or relocate an access road, you must complete and submit a license of occupation application to the Crown Lands Land Use Application Service Centre. Road construction must adhere to ERD's guidelines and a cutting permit must be obtained from the local District office should cutting be required. Once constructed, the access road is considered a public access road and access cannot be restricted. ERD takes no responsibility for the maintenance of the road.

## **When can a Camp lot lease be cancelled?**

A lease may be cancelled:

- at the request of the lessee;
- if any terms of the lease or of the *Lands Administration Regulation of the Crown Lands and Forests Act* ([www.gnb.ca/acts](http://www.gnb.ca/acts)) have been breached; or
- if annual rental becomes 31-days over due.

## **How do I apply?**

You may apply on-line at the website listed below or an Application Package can be obtained by:

Toll free number: 1-888-312-5600

E-mail: [CL\\_TCWeb@gnb.ca](mailto:CL_TCWeb@gnb.ca)

Website: [www.gnb.ca/naturalresources](http://www.gnb.ca/naturalresources)