

**Land Title Act  
Form 38  
(Section 286)**

CAVEAT

TO: Registrar  
[location] Land Title Office, British Columbia

I, [full name, address and occupation], forbid the registration of any transfer or other instrument or subdivision plan or other change in boundaries dealing with the land described in paragraph 1 until this caveat is withdrawn by me or is discharged by the order of a court of competent jurisdiction or a judge of it, or until after the lapse of 21 days from the date of the service of notice under section 293 of the *Land Title Act* on me or my solicitor or agent, as the case may be, to withdraw the caveat or take proceedings in court to establish my title.

1. The land against which this caveat is to be lodged is: [legal description]
2. The nature of the estate or interest claimed in the land is: \_\_\_\_\_
3. The grounds on which the claim is founded are: \_\_\_\_\_

[Here set out in numbered subparagraphs the facts relied on and the alleged consequence of these facts under the law.]

4. My address in the Province for service of notices on me is: \_\_\_\_\_

DATED [month, day, year].

\_\_\_\_\_  
Signature of Applicant or  
Solicitor or Authorized Agent

I, the above named Applicant (or solicitor or agent, as the case may be, for the above) make oath (or affirm, as the case may be) and say that the allegations in the above caveat are true in substance and in fact (and, if no personal knowledge, add, as I have been informed and verily believe).

SWORN BEFORE ME at )  
[location], British Columbia, )  
on [month, day, year] )  
\* \_\_\_\_\_ ) \_\_\_\_\_ )  
 )  
 )

\*Write name and qualification under section 48, e.g., a commissioner for taking affidavits for British Columbia.

- NOTE:
1. The verifying oath must be made by the signatory to the caveat.
  2. Compensation where caveat lodged wrongfully:  
Section 294 of the *Land Title Act* reads:
    - (1) If a caveator wrongfully and without reasonable cause lodges or causes to be lodged with the registrar a caveat, the caveator is liable to pay to the person who sustains damage by it such compensation as the Supreme Court considers just.
    - (2) This section does not apply to a caveat lodged by the registrar.

FEE: (includes notices)