

Selling Your RV at Spruce Sands Frequently Asked Questions



Selling Your RV at Spruce Sands RV Resort

Frequently Asked Questions

This guide covers the essential rules and requirements for selling your RV on-site at Spruce Sands RV Resort, based on official resort regulations. It is designed to help owners understand what is permitted before listing a trailer for sale.

Can I sell my trailer on-site?

- Yes, with prior **management authorization** and all fees must be fully paid.

Does the campsite/lot get sold with the trailer?

- No. The property belongs to Spruce Sands. You lease the site, so only the trailer and personal structures may be sold—not the lot itself.

What must be removed or changed before selling?

- One trailer only
- One energy-efficient extra fridge
- Maximum two sheds (no more than 100 sq ft each)
- No cabanas
- No tent trailers
- All fences must be removed
- Trailer must have wheels ON and in usable condition

Does the trailer need a holding tank?

- Yes. As of 2023, all trailers sold or brought into the seasonal campground must have a functioning **holding tank** or sewage caddy.

Must trailers have wheels attached?

- Yes. All trailers must have **wheels ON** and in usable condition.

Does Spruce Sands screen the buyer?

- Yes. Management must be notified immediately upon sale or transfer, and they reserve the **right of refusal** for any new tenant.

Who presents the rules to the buyer?

- Management will explain all rules to the new tenant once notified of the sale. (All rules and regulations are listed on the website and should be reviewed before purchasing)

Can Spruce Sands deny including the site with the sale?

- Yes. Management may choose not to allow the site to be included in the sale if rules are not followed.

Are there extra costs for moving the trailer or deck?

- Yes. If you need help moving trailers, decks, or other structures, staff can do so at their convenience and at your cost.

What documentation is required for the sale?

- Both buyer and seller must provide a **bill of sale** to management.

Does the new owner need insurance?

- Yes. The new owner must provide **proof of insurance** to management.

Are there age restrictions for trailers?

- Yes. Any trailer coming into the resort must be **ten years or newer**.

When can a new trailer be placed on the site?

- If a new trailer has been purchased and needs to be placed on the site, this must occur on a **Monday through Wednesday** after the frost has thawed, usually into **mid to late June**. Management will advise.

Important Reminder

Always contact management before listing your RV for sale to ensure compliance with all current regulations. Visit sprucesands.ca/rules-regulations for complete details.