

Got Bats

in a house for sale?

A bulletin for REALTORS® in BC

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photo: Townsend's Big-eared Bat by Jared Hobbs.

Know the Bat Basics

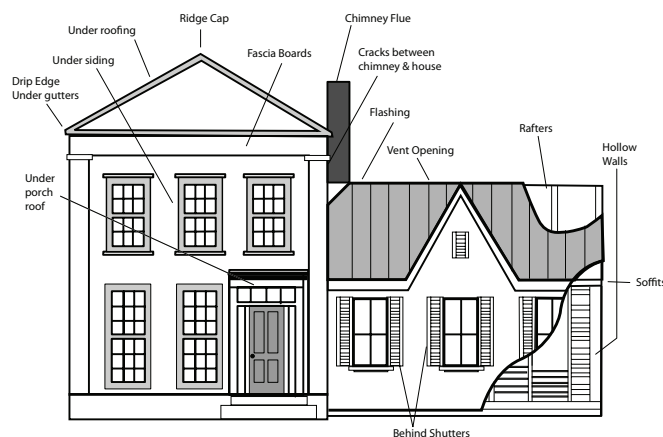
- Bats are an ecologically & economically valuable wildlife group.
- Bats are neither rodents nor considered pests under the BC Wildlife Act. They cannot be killed.
- Bats can only be excluded from a building during the appropriate season and using specific methods (see www.bcbats.ca).

Why bats use buildings

- Buildings and other human-made structures can offer warm and safe shelters for some bats.
- Buildings have become an important resource for bats where natural roosting habitat is limited. This is primarily because natural structures, including large trees with cavities or loose bark, are felled during forest harvesting or because of safety concerns.

How bats use buildings

- Bats can roost under roofs, buckled metal, chimney flashing, siding, or in attics, walls, sheds, or barns
- Often the warm and dry conditions in buildings make them particularly suitable for maternity roosts (where female bats give birth and raise their single pup). In addition, buildings can serve as temporary night roosts (rest stops during a night of foraging) and migratory stop-overs.
- Unlike rodents, bats do not gnaw or dig to gain access to a structure, nor do they build nests.



Based on original drawing by Dr. Stephen C. Frantz

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When bats use buildings

- Bats may form maternity colonies under roofs or in attics. Between May and August, bat pups are particularly vulnerable to disturbance, as they cannot fly. Disturbance to the roost site during summer months is considered “harassment” and is illegal under the BC Wildlife Act.
- Bats generally leave buildings by September but some bats use buildings in the fall and winter.

What to do with bats in buildings

There are three options for homeowners to consider when they have bats in a building:

1. Leave bats where they are. There may be no issues (like noise or smell) or issues can be addressed while leaving bats in the building. Bats provide excellent insect control on properties. There are no known health risks if humans don't touch bats with their bare hands.
2. Evict bats from the building at the appropriate time of year, using appropriate methods. Bat eviction or renovations to areas used by bats are not permitted during the maternity season from May 1 to September 1. Encourage homeowners to consult a pest control professional about managing bats and complete any repairs or renovations between November and March. For more information, see “Got Bats? : Seven Steps to Managing Bats in Buildings” at www.bcbats.ca or seek assistance from your community bat program.
3. Enhance bat habitat to promote more bats. Install bat houses, create more roosting space, and create backyard bat habitat.

Where can you get help?

BC Community Bat Program coordinators can provide specific information about bat conservation, excluding bats, or bat houses in your region. **Contact: 1-855-9BC-BATS (1-855-922-2287)**
www.bcbats.ca



This project was undertaken with the financial support of:
Ce projet a été réalisé avec l'appui financier de :



Environment and
Climate Change Canada



Environnement et
Changement climatique Canada

