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What is the difference between a chattel and a fixture?

A



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A chattel is something that is not attached to the property and can be easily removed. Often the fridge, stove, washer, dryer, all electrical light fixtures and window coverings are included as chattels. A fixture is something that is attached to the property and cannot be too easily removed.

Sometimes there may be items that can be interpreted as either chattels or fixtures, and this may lead to confusion. For instance, a chandelier might be seen as both. The vendor may intend on taking the chandelier with them, and the buyer may think it is a fixture and will remain on the property. When they move in and the chandelier is gone, they would be unpleasantly surprised. Other items might include built in entertainment sets, decorative wall shelves and mirrors, external landscape attachments, etc. It is important to be clear and precise in the agreement of purchase and sale with regards to all of the items you intend on taking or leaving.

The advice offered in this column is intended for informational purposes only. Use of this column is not intended to replace or substitute any professional, financial, medical, legal, or other professional advice.