

BOROUGH OF HARVEY CEDARS

7606 Long Beach Blvd, Harvey Cedars, NJ 08008

609-361-6000 x 115
Wed. & Fri. 9 – 11 am

zoning@harveycedars.org



Resale CO Checklist

REQUIREMENTS FOR A RESALE CERTIFICATE

- Completed resale application and fee. Contact information for buyers is required.
- **Original, sealed survey and elevation certificate**, dated within 1 year of resale date.
- Original, Fire Certificate of compliance for current year from Ocean County Fire Marshal office.
- Improvements made to the property, which require permits, where permits were not obtained, will be cited as violations. The owner of the property shall be responsible for obtaining required zoning and construction permits and required inspections.
- Any open permits on file must be closed out before the CO is issued.

INSIDE

- Hot water heater with a relief valve properly vented to within 6 inches of floor.
- Compliance on enclosed spaces below base flood elevation.
- Proper building code separation between garage & living area.
- Double keyed deadbolts (inside key) must be removed and replaced with inside thumb knob

OUTSIDE

- All stairs with four (4) or more risers must have a handrail on one side and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is 30 inches above the floor or grade below must have guards not less than 30 inches high.
- DPW inspection compliance of Curb Box, Meter Pit & Sewer Clean Out.
- House numbers, minimum 4 inches contrasted to background. *Ord. 21-9.3*
- Driveway designation, no more than 18 ft. wide at edge of pavement. *Ord. 13-15.4 b.(13-9.5(c)).*
- Trash corral and all landscaping a minimum of 5 ft from the edge of pavement. *Ord. 13-15.4*
- Right-of-Way, all obstructions except mailboxes removed. *Ord. 13-16.2 d.4.*
- Private easements should be clear of all obstructions (vegetation, tree branches/limbs, fences, outdoor displays, etc) for a minimum of 15 feet in width and extending up to the highest point of vegetation. *Ord. 13-7.4 e.*
- Corners lots must comply with sight triangle code. *Ord. 13-15.3*
- Fences on boulevard must be set back two (2) feet; the right of way and the two (2) ft shall be a flat "walkable" surface. See *Ord. 13-16.2 d.5.*

This is a visual inspection for Harvey Cedars Code Compliance. A professional home inspection is recommended for all home sales.

BOROUGH OF HARVEY CEDARS

PO BOX 3185

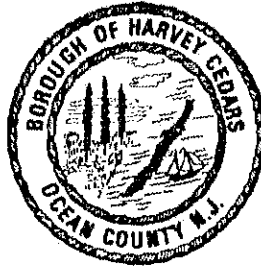
HARVEY CEDARS, NEW JERSEY 08008-0319

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DAINA A. DALE
MUNICIPAL CLERK

(609) 361-6000 x112
FAX (609) 494-2335
EMAIL clerk@harveycedars.org
www.harveycedars.org

LETTER TO ALL HARVEY CEDARS PROPERTY OWNERS

LEGAL NOTICE TO RESIDENTIAL PROPERTY OWNERS

Dear Property Owner:

Please be advised that if you are planning on selling, leasing or renting your property you must contact the Office of the Ocean County Fire Marshal at (732) 929-2088 to apply for a smoke alarm, carbon monoxide alarm, and portable fire extinguisher inspection in your residence and to obtain a certificate of compliance prior to any change of occupancy or the commencement of the lease or rental of your property as required by the Uniform Fire Safety Code, N.J.A.C. 5:70-2.3.

The Uniform Fire Safety Code, N.J.A.C. 5:70-2.1(b) requires that the Office of the Ocean County Fire Marshal conduct an inspection of your residence to enforce smoke alarm, carbon monoxide alarm, and portable fire extinguisher compliance before a certificate of compliance will be issued. All residential property owners of record are legally required to obtain this certificate of compliance from the Office of the Ocean County Fire Marshal prior to the sale, lease or rental of their property as required by the Uniform Fire Safety Code, N.J.A.C. 5:70-2.3 and 5:70-4.19.

If you are renting your property on a seasonal basis, you must apply for a smoke alarm, carbon monoxide alarm, and portable fire extinguisher inspection of your residence and obtain a certificate of compliance annually. N.J.A.C. 5:70-2.3 (a) (i).

If you are **selling** your property, County compliance certificates must be submitted to the Borough prior to a Resale Certificate issuance.

Should you have any questions, please contact the Office of the Ocean County Fire Marshal at (732) 929-2088.

Sincerely,

Daina Dale
Municipal Clerk