

BOROUGH OF HARVEY CEDARS

7606 Long Beach Blvd, Harvey Cedars, NJ 08008

609-361-6000 x 8

zoning@harveycedars.org

Wed. & Fri. 9 – 11 am



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.
- Fire Certificate of compliance for current year from Ocean County Fire Marshal office.
- **Recorded copy of Declaration of Deed Restriction.**
- 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.