

\*Check or Money Order Only\*

Inspection Fee: **\$25**



# Township of Little Egg Harbor

665 Radio Road

Little Egg Harbor, New Jersey 08087

Phone: 609-296-7241 ext. 161

Fax: 609-294-9065

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## Temporary Waiver of Certificate of Occupancy

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*The Temporary Waiver of Certificate of Occupancy is a document issued in lieu of the Certificate of Occupancy required before the sale of a house. It is only issued to allow a buyer to purchase a house that is in an unlivable condition and therefore, cannot pass a Certificate of Occupancy inspection due to extensive work and cost. The Temporary Waiver of Certificate of Occupancy does NOT allow anyone to Occupy or Live in the home, it is only so work can be done to the house to obtain the Certificate of Occupancy. ONLY after the Certificate of Occupancy has been obtained can anyone move in and/or occupy the home .*

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## Requirements

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1. Complete the "Temporary Waiver of Certificate of Occupancy Inspection" application; must be completely filled out & signed by both the seller and buyer. (\$25 fee for inspection)
2. Schedule Temporary Waiver of Certificate of Occupancy inspection.

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## Pre-Inspection Checklist

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1. The property must be secured.
2. Fire Extinguisher: Must be rated A,B,C, cannot be expired, cannot be in a box.
3. Smoke Detector: Require one per structure.
4. Carbon Monoxide Detector: Require one per structure.

**No Occupancy Allowed**

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## Temporary Waiver of Certificate of Occupancy Application for Inspection

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**Date:**       **Entry Instructions:**

**Address to be Inspected:**   
**Block:**    
**Lot:**

<b>Agent Name:</b>	<input type="text"/>
<b>Agent Phone:</b>	<input type="text"/>
<b>Agent Email:</b>	<input type="text"/>

**Bank owned properties or Sheriff sale: Provide All info as if Seller**

<b>Sellers Name:</b>	<input type="text"/>
<b>Sellers Phone:</b>	<input type="text"/>
<b>Sellers Email:</b>	<input type="text"/>
<b>Sellers Address:</b>	<input type="text"/>

<b>Buyers Name:</b>	<input type="text"/>
<b>Buyers Phone:</b>	<input type="text"/>
<b>Buyers Email:</b>	<input type="text"/>
<b>Buyers Address:</b>	<input type="text"/>

***We (L.E.H.T.) are not agents for the buyer or seller; by ordinance we conduct inspections for the purpose of Safety, Sanitation, and Security.***

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## Application for Temporary Waiver of Certificate of Occupancy

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I \_\_\_\_\_, do hereby certify that I am the buyer of the property

located at \_\_\_\_\_

Block: \_\_\_\_\_ Lot: \_\_\_\_\_, and I fully acknowledge that I must:

1. Have the listed property inspected by the Little Egg Harbor Housing & Bulkhead Inspector for safety, sanitation, and security prior to a Temporary Waiver of Certificate of Occupancy can be issued.

2. Make sure the bulkhead (if applicable) is in good repair as per ordinance §151-10 "Maintenance of bulkheads and waterfront lots; duty to repair." If it is not, then a letter from the buyer(s) to the Township Bulkhead Inspector acknowledging they are aware they are responsible for the repair or replacement of the bulkhead, in accordance to our ordinance within 120 days after the closing date of the sale of the house is required.

3. Must apply and obtain the "Certificate of Occupancy" **BEFORE** anyone can **OCCUPY** or **MOVE INTO** this property as per ordinance: §156-12.1. "Temporary Waiver of Certificate of Occupancy."

(This is a separate Application)

\_\_\_\_\_  
Buyers Name

\_\_\_\_\_  
Buyers Signature

\_\_\_\_\_  
Date

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## Application for Temporary Waiver of Certificate of Occupancy

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I \_\_\_\_\_, do hereby certify that I am the Seller of the property

located at \_\_\_\_\_

Block: \_\_\_\_\_ Lot: \_\_\_\_\_, and I fully acknowledge that I must:

1. Have the listed property inspected by the Little Egg Harbor Housing & Bulkhead Inspector for safety, sanitation, and security prior to a Temporary Waiver of Certificate of Occupancy can be issued.

2. Make sure the bulkhead (if applicable) is in good repair as per ordinance §151-10 "Maintenance of bulkheads and waterfront lots; duty to repair." If it is not, then the buyer(s) must be made aware and they are to submit a letter acknowledging they are aware they are responsible for the repair or replacement of the bulkhead in accordance to our ordinance within 120 days after the closing date of the sale of the house is required & to be sent to the Township Bulkhead Inspector.

If Bank Owned: Bank representative Name & Signature required

If purchased at Sheriff Sale then put "Sheriff Sale" as seller name and Provide Book and Page number of Sheriff 's Deed as sellers signature

\_\_\_\_\_  
Sellers Name

\_\_\_\_\_  
Sellers Signature

\_\_\_\_\_  
Date

**No Occupancy Allowed**