



Borough of Haworth

Building Department

300 Haworth Avenue, Haworth, NJ 07641 Phone 201-384-8824

www.haworthnj.org Email: building@haworthnj.org

RESALE CERTIFICATE APPLICATION

For Single and Multi-Family Homes

FEE: \$100 application Fee. Check payable to: Borough of Haworth.
\$25 for each re-inspection **after** failed inspection.

Date of Closing: _____ **Date of Occupancy:** _____

Property Address: _____ **Block:** _____ **Lot:** _____

Name of SELLER: _____

Address: _____

Phone #: _____ **Email Address:** _____

Name of BUYER: _____

Address: _____

Phone #: _____ **Email Address:** _____

Please Circle : Single Family or Multi Family

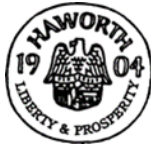
Notes:

1. This process takes approximately 4-6 weeks.
2. Two inspections are required, fire and building.
3. For residential properties, smoke detectors are required on every level, carbon monoxide detectors on levels where there is a sleeping area, and fire extinguisher located within 10 feet of the kitchen.

Signature of Buyer: _____ **Date:** _____

Contact information for inspections and/or reschedule:

Phone #: _____ **Email Address:** _____



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Requirements for Obtaining a Resale Certificate

Carbon Monoxide, Smoke/Fire Detectors

No Certificate of Continued Occupancy shall be issued for any structure unless an approved “Automatic Fire Detection System” and Carbon Monoxide Detector is installed per NFIP A-72 and N.J.A.C. 5:70-2.3.

Existing one and two family dwellings may utilize battery operated smoke detectors. Carbon monoxide detectors may also be battery operated.

If an electric system is installed, the system must be interconnected so that the activation of any one detector will activate all other detectors.

Detectors must be placed in the following locations:

Basement: Must be located on ceiling of basement, at foot of stairs. Do not install at top of basement as this location is still considered the first floor.

First and Second Floor: On ceiling within 10 feet of any sleeping area – in a common area (i.e. hallway).

No smoke detector shall be installed within three (3) feet of an external door, window or air vent.

Smoke detectors installed on wall shall not be more than 12 inches and not less than 6 inches from ceiling. (Location may require modification depending on conditions in the specific building or dwelling)

Carbon Monoxide Detectors:

Carbon Monoxide detectors must be installed within 10 feet of any sleeping area. (Do not install within bedrooms). Carbon Monoxide detectors may be battery operated. Follow manufacturer’s instructions for installation.

Inspections of the following will also be conducted:

Sump Pumps: If you currently have a sump pump installed, it must empty onto your property or onto the street, sump pumps cannot be directly connected into the Boroughs sewer system.

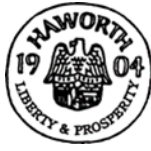
Pool: Compliant locking pool gate and fencing

House Number: Number on house near front door light, 4-6 inches height, and contrasting colors

Handrails: Handrails if there are 4 or more steps

Tip Bracket: Tip bracket prevents stove from rotating forward.

Sidewalks: It shall be the duty of all owners of property abutting upon streets, avenues or highways of the Borough where sidewalks and curbs have been constructed, to maintain the sidewalks, curbs and gutters in front of their premises in a safe, passable and serviceable condition and free from obstruction of grass, weeds, sediments or other material, and to keep gutters open and unobstructed. It shall also be the duty of said property owners to repair, construct, alter, or relay, but not to reconstruct, as to keep sidewalks, curbs and gutters free of cracks and crevices and on an even grade. (1984 Code § 14-3.1; Ord. No. 721 § 1)



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Fence: Compliant with Borough Fence Ordinances. No fence is permitted in the front yard.

Lead Based Hazards in Rental Housing

Please be advised that, effective July 22, 2022, P.L.2021, c.182 requires lead-based paint hazard inspections in certain rental dwelling units at specific time periods set forth in the statute, depending on tenant turnover, building location, and type. The method of inspection, either a visual inspection or a dust wipe sampling, is based on the percentage of children with an elevated blood lead level in the municipality. Pursuant to N.J.S.A. 26:2- 137.6, this data is generated by the Department of Health on an annual basis. The Department has received the most recent data from the Department of Health and has created a chart on its website which provides all municipalities with its current method of inspection. Currently the Borough of Haworth requires a Dust Wipe sampling. (Please note that the annual updating of such data may result in a change to the required method of inspection. Please visit the website at <https://www.nj.gov/dca/divisions/codes/resources/leadpaint.html> for further information; this website also includes the Department's guidance document for further information on the requirements of the law.

The CCO applicant must provide the year built for all rental CCO applications along with a completed Lead Safe Certificate for any home constructed prior to 1978.