

Borough of Audubon



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606 W. NICHOLSON ROAD
AUDUBON, NEW JERSEY 08106

REQUIREMENTS ON SALE AND/OR RESALE OF PROPERTY

According to the Borough of Audubon Ordinance #2015-4, Section 105-296 adopted June 23, 2015, a Certificate of Compliance inspection is required. An interior housing code inspection and an exterior property area inspection are required upon the sale and/or resale of all residential and non-residential properties within the boundaries of the Borough of Audubon. The **SELLER** is required to obtain these inspections.

- The exterior inspection includes, sidewalks, walkways, driveways and driveway aprons. They shall be made safe, which means no cracks, raised walkways or deteriorated concrete. The Department of Public Works and the Zoning Office conducts the exterior inspection. These inspections also include an inspection to determine that no sump pump, roof drains or any other discharge devices are connected directly or indirectly into the Borough of Audubon's sanitary sewer system. Further, any repairs deemed necessary by Code Enforcement must be completed prior to the sale. The cost of the exterior inspection is \$50.00. *Requests for the CO shall be made through the Borough Clerk's office via Danielle Ingves at 856-547-0710 or d.ingves@audubonnj.com.*
- Carbon Monoxide detectors, fire extinguishers and smoke detectors are mandatory. *Please call Bill Schaefer, Uniform Safety Official, to set up an appointment at 856-547-2108.* The cost for this inspection is \$25.00. Please listen to the message for the requirements needed for the interior inspection, as they are updated regularly.

Payments for the inspections need to be made *payable to the Borough of Audubon in two separate checks*. Payment can be mailed to the office to the attention of Danielle Ingves, or paid upon pick up of certificates.

Please call for inspections at least 15 days prior to settlement. CO's will not be issued separately. They are issued at the same time provided all inspections and/or repairs have been completed. The Certificate is good for (90) ninety days.