

No.

**South Harrison Township
Construction Office
PO Box 113
Harrisonville, NJ 08039
856-769-4444 x116
FAX: 856-769-4434**



Inspection fee \$100

Please make checks payable to: **South Harrison Township**

**CODE ENFORCEMENT
CERTIFICATE of RESALE and/or RENTAL**

Owner: _____

Address: _____

South Harrison Township, NJ

Buyer/Tenant: _____

Agent: _____

Contact # to set Appointment: _____

Proposed Settlement Date: _____

A. _____ CERTIFICATE FOR CHANGE OF OCCUPANCY
This serves as notice that said building; structure has been inspected in accordance with the South Harrison Township Housing Code, and is approved for use and/or occupancy.

B. _____ CERTIFICATE OF CONTINUED OCCUPANCY
This serves as notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

Use Group: _____ **Specific Use:** SFD

Date: _____ **Block:** _____ **Lot:** _____

CERTIFICATE OF RESALE/RENTAL REQUIREMENTS

§ 83-3. Standards to be met prior to issuance of certificate of inspection.

In addition to the standards of the new Housing Code, the following standards must also be met before or prior to the issuance of a certificate of inspection.

- A. Every dwelling or dwelling unit built prior to 1993 must have one smoke detector on every level including the attic and basement.
- B. Every dwelling or dwelling unit built subsequent to 1992 must have a hard-wired, battery back-up smoke detector in every bedroom and every level of the dwelling or dwelling unit including the attic and basement.
- C. Every dwelling or dwelling unit must have a carbon monoxide detector within 15 feet of each bedroom.

§ 83-4. Change of occupancy.

No person or entity shall occupy as owner/occupant or rent to another for occupancy any dwelling or dwelling unit for the purpose of living therein which does not conform to the standards of the New Jersey State Housing Code, 1980 Revision, or to the standards of § 83-3 of this chapter, all of which are established hereby as standards to be used in determining whether a building is safe, sanitary and fit for human habitation.

§ 83-5. Inspection and new certificate required for change of occupancy.

The owner of any residential property, prior to rental or lease involving a new occupancy of dwelling space in such property or involving a new occupancy as the result of a change of ownership in such property, shall obtain a certificate of inspection for the unit of dwelling space from the Housing Officer of the Township of South Harrison. The Housing Officer of the Township of South Harrison shall issue such certificate of inspection only after he or she inspects the unit of dwelling space and finds that such unit meets the standards of the New Jersey State Housing Code, 1980 Revision and the standards of § 83-3 of this chapter. A new inspection and certificate of inspection shall be obtained each time there is a change of occupancy of any unit or dwelling space in any residential property prior to the new occupancy.

IF SMOKE DETECTORS ARE TIED INTO A SECURITY SYSTEM, THE ALARM COMPANY MUST BE NOTIFIED PRIOR TO TESTING

FIRE EXTINGUISHER SIZE 2A-10BC MUST BE WITHIN 10 FEET OF THE KITCHEN