



NOTICE OF PERMIT CLOSURE & RESPONSIBILITY

EDGEWATER PARK TOWNSHIP
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To All Homeowners, Residents, Buyers, Sellers, Realtors, & Builders:

Please be reminded, that no dwelling unit may be occupied until a Certificate of Occupancy approval has been issued. Prior to the “C/O” inspection, there must be an effort made on your part to make certain that the previous owner did not be neglectful from obtaining the required permits or fail to close out any (and all) open permits.

Although you may not have known that a permit was needed, were misled by contractors, or inherited illegal home improvements, we empathize with you. However, one thing is clear – once you know that unpermitted construction work was done on your home, you must, by law, disclose these issues to all potential buyers. You’ll most likely do this on your disclosure statement, as the seller, to report any known legal issues or unpermitted construction on the property. When purchasing a property, you are now responsible for the open permits and resolving the complications that go along with it.

We must be somewhat over-zealous about making sure that unpermitted work is disclosed, and any open permits have been successfully close out. Homebuyers want to move into a safe home. A lack of permits may imply several problems to potential buyers, including safety and quality issues. Our permit process is intended to verify that any improvements to the home were done properly and to code regulations as it pertains to the Uniform Construction Code Act.

In Edgewater Park Township, as in so many other townships across the state, unauthorized work often comes to light with a reassessment, property sale, or a most unfortunate and worst-case scenario, an accident or fire. Furthermore, insurance companies will often, if not always, deny a claim after finding out that no permits had been taken out for the improvements.

Not only should you check the permit history on a home before you buy, but as a seller, you will be wise to check the history on your home as well before listing it on the market. As a result, any permit issues that arise can be corrected before the listing goes public. This can avoid incurring unquantifiable charges as well as unpleasant consequences. Should a property have outstanding open permits involved, a Final Certificate of Occupancy will not be issued until the associated permits have been closed out.

Any outstanding obligations that a potential buyer may take over, must be confirmed by submitting an original, notarized affidavit the Township office. Potential buyers may not be able to move in until all such items have been resolved, unless otherwise instructed under the Inspectors’ direct discretion.

Thank you for your anticipated cooperation. Should you have any questions or require further information, please do not hesitate to call our department at 609-877-2050 option 0.

Property Maintenance & Code Enforcement
code-enforcement@edgewaterpark-nj.com
609-877-2050 option 0

Construction & Zoning Departments
inspections@edgewaterpark-nj.com
609-877-2217