APPLICATION FOR PRE-SALE INSPECTION
DEPARTMENT OF ZONING

*Inspection Fee: $40

___________________________________________________________
Applicant Name (Owner, Realtor, or Agent – circle one) Closing Date

___________________________________________________________
Address of Property for Sale

___________________________________________________________
Realtor for Owner/Company Name

Property Information (Check All That Apply)
( ) Single Family ( ) Private Sale ( ) Vacant
( ) Multi-Family ( ) Foreclosure/Bank Owned ( ) Dog on Premises (Outside Only)
( ) Condominium

___________________________________________________________
Buyer’s Name

___________________________________________________________
Realtor for Buyer/Company Name

___________________________________________________________
Title Company

This is to certify that the seller or an authorized representative(s) has/have read the City of Huber Heights Pre-Sale Housing Inspection Application and understands it.

________________________________________
Signature

________________________________________
Date

________________________________________
Print Name

FOR ALL RETURNED CHECKS A $20 PENALTY CHARGE WILL BE LEVIED ON ALL APPLICANTS.

For Office Use Only

Check#___________________________
Staff Initials___________________________
Receipt#___________________________
Payment Type: Check/Cash
Zoning District___________________________

Rev 4/2019
Please Read:

1. Following is an excerpt of Chapter 1125.02 of the Huber Heights Zoning Ordinance outlining responsibilities incumbent upon real estate transactions within the City of Huber Heights.

**CHAPTER 1125.02 ZONING CERTIFICATES AND OCCUPANCY PERMITS**

Prior to the sale of any real property in this City, the owner, agent or prospective purchaser may schedule an exterior inspection with the Zoning Office for any violations of the City’s Zoning Code and/or Property Maintenance Code. Upon completion of such inspection, if no violations are found, the Zoning Office shall issue a certificate stating that no exterior zoning and/or housing maintenance violations existed upon the date of inspection. If violations are found during the inspection, the Zoning Office shall document those violations to all known parties, issue a warning notice to the violator and proceed under section 1125.98 for enforcement and compliance. If the property is transferred, the purchaser shall be deemed to have notice of the violation for enforcement purposes. (Ord.2018-0-2353. Passed 11-28-18)

2. The following procedure has been outlined to provide an understanding of how the Zoning Department will assist you to assure compliance with the City Ordinance.
   a. Upon receipt of a completed pre-sale inspection application and fee of same, an inspection will be scheduled within five days.
   b. If no violations are found, the owner shall be issued a Pre-Sale Occupancy Certificate for utilization at the closing.
   c. If violations are found, the current owner(s) or an authorized representative will be advised. While it is the current owner’s responsibility to have violations corrected, the new owner may formally assume such responsibility by completing a Transfer of Responsibility Agreement form provided by the Zoning Department.

3. The pre-sale inspection is intended solely to establish that a property fully complies with the Zoning and Property Maintenance Code(s) and does not in any manner relate to the construction or soundness of the structure(s).

4. All owners, new owners, realtors, and other interested parties should allow at least five (5) working days for each step as outlined in Section 2 of this procedure.

5. A fee of $20 will be charged for all inspections of the premises after the first two inspections.