



REQUIREMENTS FOR SELLING YOUR HOME

Prior to closing you must do the following:

- Obtain a Certificate of Compliance for Fire Prevention
- Obtain a final water reading from the Water Utility
- Pay property taxes in full

OBTAINING A CERTIFICATE OF COMPLIANCE FOR FIRE PREVENTION

A Certificate of Compliance for Fire Prevention will be issued upon satisfactory proof of the following:

- One working smoke detector on each level of the home, including the basement
- One working carbon monoxide detector on each level of the home where there are bedrooms
- One portable fire extinguisher
- Visible house number with highly reflective lettering (requirements below)
- No open building permits

SMOKE DETECTORS shall be installed as follows:

- On each level of the home, including the basement
- Outside each separate sleeping area
- In working condition and free of dirt, dust, and grease
- All new smoke detectors must be mounted on ceiling
- Ten-year lithium battery operated smoke detectors are required, but a battery detector cannot replace a nonfunctioning A/C type detector
- If a fire alarm system is connected to a central station, a fire alarm testing operability report dated within the last 12 months will be required. Someone capable of resetting the alarm must be present at the time of the inspection.

CARBON MONOXIDE DETECTORS shall be installed as follows:

- On each level of the home where there are bedrooms
- Battery or plug-in type
- Mounted outside of the bedroom within ten feet of the sleeping area

FIRE EXTINGUISHERS shall be installed as follows:

- One portable fire extinguisher
- No smaller than 2A:10B:C
- Weigh no more than ten pounds
- Within 10 feet of the kitchen, located in the exit or travel path
- Visible and readily accessible

HOUSE NUMBERS shall be installed as follows:

- Placed in a position to be plainly legible and visible from the street or road fronting the property
- In contrast with their background
- Arabic numerals or alphabet letters, and shall not be less than 4 inches in height with a minimum stroke width of 0.5 inch
- Highly reflective lettering is recommended

SCHEDULING/FEES

To schedule an appointment, please call 973-625-FIRE (3473) and leave a message including your name, address, and telephone number.

Request Received	Initial Inspection Fee	Subsequent Inspection Fee
10 or more business days prior to closing	\$55.00	\$40.00
4-10 business day prior to the closing	\$90.00	\$40.00
Less than 4 business days prior to the closing	\$200.00	\$40.00

OBTAINING A FINAL WATER READING

To schedule a final water reading, please contact the Water Clerk at 973-627-2000 extension 223.

Request Received	Initial Inspection Fee
72 or more hours' notice	\$60.00
Less than 72 hours' notice	\$95.00

CLEAN OUT OF HOUSEHOLD GOODS

Three 32-gallon garbage cans, plus 3 bulk items, may be placed outside for curbside pickup each week. Please make other arrangements with a waste disposal company for additional items. Please note that condominiums and townhouses must make their own arrangements for collection of large items or clean-out of household goods.

Please note that the information contained in this document is current as of October 1, 2022. Nothing contained within this document shall supersede any local, state, or federal statute, regulation, or guideline.