

OFFICE OF ZONING AND CODE ENFORCEMENT
VILLAGE OF LOCH ARBOUR
550 MAIN STREET
LOCH ARBOUR, NJ 07711

Telephone: (732) 531-4740

Facsimile: (732) 531-8778

APPLICATION FOR CERTIFICATE OF OCCUPANCY

Date of Application _____

C/O Number _____

Application is hereby made for inspection, approval and issuance of a Certificate for Occupancy, Rental or Transfer of Title for the following dwelling unit, pursuant to Ordinance No. 201 and all amendments.

APPLICATION MUST BE FILED AT LEAST 5 DAYS PRIOR TO REQUESTED INSPECTION DATE

Classification: () Rental - \$200.00 () Resale - \$250.00 (X) Smoke Detector - \$35.00 (required)
If rental: () Year; () Seasonal - () winter or () summer

BLOCK #: _____ LOT #: _____

Address of premises to be inspected: _____

Property Owner's Name _____

Property Owner's Address, Telephone _____

Agent and Agency Name _____

Address, Telephone _____

Signature of Owner or Agent _____

Type of Residence: () single story () ranch () other
() multiple story () colonial () bi-level () other
() cottage or garage apartment

Number of bedrooms _____

LIST NAMES OF ALL PERSONS WHO WILL OCCUPY THIS RESIDENCE; FORMER ADDRESS;
CHILDREN'S NAMES AND AGES; NUMBER OF DOGS AND CURRENT LICENSURE, if any;
PERMANENT ADDRESS, IF SEASONAL RESIDENT (REQUIRED)

THE VILLAGE OF LOCH ARBOUR MAKES NO GUARANTEE, WARRANTY, OR ANY TYPE OF IMPLIED OR EXPRESS PROMISE TO ANY TENANT, PURCHASER, MORTGAGEE OR OTHER PARTY IN INTEREST THAT THE PREMISES ARE FREE FROM ANY DEFECTS OF WHATSOEVER NATURE NOR SHALL THE MUNICIPALITY BE RESPONSIBLE OR LIABLE FOR ANY DAMAGES AND INJURIES CAUSED TO ANY PERSON OR PROPERTY AS A RESULT OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY PURSUANT TO THIS APPLICATION.

FAILURE TO MAKE APPLICATION FOR INSPECTION OR OBTAIN A CERTIFICATE OF OCCUPANCY FOR EACH NEW TENANT OR PROPERTY OWNER SHALL BE PUNISHABLE BY A FINE NOT TO EXCEED \$200.00.

Checks should be made payable to "Village of Loch Arbour" in the amount of **\$235.00** for a rental certificate or **\$285.00** for a resale certificate.

Application Fee: \$200.00 _____; \$250.00 _____

Smoke Detector Certification Fee \$35.00

Received by _____

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APPLICATION FOR
CERTIFICATION OF SMOKE DETECTOR COMPLIANCE

Dwelling Location: Block # _____ Lot # _____
Street _____
Loch Arbour, New Jersey 07711

I, _____ certify that the dwelling at the above referenced location has smoke detectors installed and are in working order as stated below:

- ☐ On each level of the dwelling, including basements, excluding attic or crawl space; and,
- ☐ Outside each separate sleeping area; and,
- ☐ All smoking detectors are in working order.

The inspection shall be conducted by the owner or authorized representative of the owner. The detectors required above shall be located in accordance with NFIPA 74. The detectors are not required to be interconnected. Battery powered detectors are acceptable. NOTE: Homes constructed after January 1977 provided with AC powered and/or interconnected detectors shall be maintained in working order.

Certificate to be sent to:

NAME _____ TEL.# _____

ADDRESS _____ FAX. # _____

CITY, STATE, ZIP _____

I do hereby certify that the foregoing statements made by me are true. I am aware that if the foregoing statements made by me are willfully false, I will be subject to penalty.

Sworn and subscribed before me this

_____ day of _____, 20__.

Notary Signature

PRINTED NAME OF APPLICANT

SEAL

SIGNATURE OF APPLICANT

OFFICIAL USE ONLY

Certificate of Occupancy Number _____ Date Issued _____

New Smoke Alarm/Fire Extinguisher Regulations
When Applying for Certificate of Smoke Alarm, Carbon
Monoxide Alarm and Portable Fire Extinguisher Compliance
(CSACMAPFEC)

This is required for all residential CO Applications

Effective 1/1/2019, all one and two family dwellings must have Fire Extinguishers with a rate of 2A-10B:C, no more than 10 lbs. and mounted within 10' of the kitchen and located in the path of egress. Extinguishers must be tagged or newly purchased (receipt required and must be less than one year old if newly purchased).

Effective 1/1/2019, all one and two family dwellings must have 10 year sealed battery smoke alarms. Smoke alarms are required on each level of the home and within 10' of each bedroom. This does not apply to homes equipped with 110 volt smoke alarms or homes equipped with a low voltage fire alarm systems. Low voltage alarm systems require annual certification from a licensed electrician or certified fire alarm contractor.

NOTE: As per P.L. 2021, c182, The Village of Loch Arbour has established procedures requiring property owners to obtain any required testing certifications involving LEAD BASED PAINT.

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CHECKLIST – CERTIFICATE OF OCCUPANCY INSPECTION

Date of Inspection _____

C/O Number _____

All utilities (gas, electric, water) must be operational at the time of the inspection.

EXTERIOR	INTERIOR
	Level I Chimney or Flue Inspection
Sidewalks	Operational Smoke Detectors on Each Floor
Structural Deterioration	Plumbing – Kitchen, Bath
Peeling Paint	Locks – Windows, Doors
Drainage, Gutters, Downspouts	Handrails
Operational Windows, Screens	Leaks or Evidence of Water Damage
Roof and Eaves	Pop-off Valve and Pipe
Siding	Cellar Water
Weeds and Grass	Sufficient Electrical Outlets and Covers
Hedges (height)	Heating System, Furnace
Trash and Debris	Ventilation (bathrooms)
Driveway, Apron	Appliances – Stove, Refrigerator
Foundation	Sanitary Conditions
House Number (min. 3" high, clearly visible)	Safety Hazards
Signs (commercial only)	Hot Water (110° - 130°)
Backflow Preventer at hose bib	Electrical Polarity
	GFIC _ Kitchen, Bath, Exterior
	ABC rated fire extinguisher mounted within 10 feet of kitchen area (no larger than 10 lb. rated)
	CO Detector (all sleeping areas)

BY THE ISSUANCE OF THIS CERTIFICATE OF OCCUPANCY, NEITHER THE VILLAGE NOR ANY OF ITS OFFICERS OR EMPLOYEES ASSUMES ANY LIABILITY, EITHER EXPRESS OR IMPLIED, IN CONNECTION THEREWITH.

() APPROVED

() DISAPPROVED,See Attached ()

() CONDITIONAL APPROVAL,See Attached ()

() REINSPECTION - required within ____ days,.....See Attached ()

Code Enforcement Official