

Point-of-Sale Ordinance Information

Bedford

Interior POS: Yes

Exterior POS: Yes

Inspection Fee: Varies from \$50 for single-family dwelling plus \$25 for each additional rental unit; Commercial buildings are minimum of \$75 and maximum of \$200

Certificate Expiration: 1 Year

Re-inspection Fee: Same as original Fees

Escrow: An amount not less than \$100 and equal to 150% of the estimated cost of repairs for outstanding violations. Estimate must be provided by a company registered with the City of Bedford.

Bedford Heights

Interior POS: Yes

Exterior POS: Yes

Inspection Fee: \$125 (residential); Commercial has \$200 base fee, additional \$20 per 5,000 ft² AND \$50/hr. fire inspection

Certificate Expiration: 6 months

Re-inspection Fee: N/A

Berea

Interior POS: No

Exterior POS: Yes

Inspection Fee: \$75

Certificate Expiration: 1 year

Re-inspection Fee: Same as original Fees

Notes: At the request of the owner of the property or his agent, the City may issue a letter or other document signed and dated by a Building Department Official stating that some, but not all, of the violations listed on a specific Certificate of Exterior Inspection have been completed to the City's satisfaction.

Bratenahl

Interior POS: Yes

Exterior POS: Yes

Inspection Fee: \$25

Certificate Expiration: Time limit for correction of minor repairs is agreed upon with owner or his agent or prospective occupant and Commissioner of Buildings. Time limit for corrections of issues that are a hazard to health, safety or welfare of occupants is determined solely by Commissioner of Buildings.

Re-inspection Fee: \$35 for second inspection and \$50 for each after.

Broadview Heights

Interior POS: No

Exterior POS: No

Inspection Fee: N/A

Certificate Expiration: N/A

Notes: Broadview Heights is currently requiring that all rental properties be inspected once every three years. There is a \$50 fee. For more information, please call the building department at (440) 526-6864.

Brooklyn Heights

Interior POS: Yes

Exterior POS: Yes

Inspection Fee: \$50

Certificate Expiration: 1 Year

Re-inspection Fee: \$10 for any subsequent inspections requested by the same owner within 12 months from the date of issuance of the original certificate of inspection.



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Brook Park

Interior POS: Yes

Exterior POS: Yes

Inspection Fee: \$50 for single-family homes; \$25 for all other residential structures

Certificate Expiration: 6 months

Re-Inspection Fee: \$25

Notes: A Certificate of Occupancy shall be issued, without charge to an applicant, after any building has received its final inspection as defined by the City Building Code, if such building is found to have been constructed or altered in accordance with the plans and specifications therefore, the provisions of the Ohio and City Building Codes, all other applicable City ordinances and the rules and regulations of the Department of Public Service. An application form must be completed in order to schedule inspections. Copies of the form are available from the City of Brook Park Building Department, 5990 Smith Road. The form is posted on the City's website, www.cityofbrookpark.com. For more information, please call the Building Commissioner at (216) 433-7412.

Cleveland Heights

Interior POS: Yes

Exterior POS: Yes

Inspection Fee: \$150 single family unit, \$50 each additional unit.

Certificate Expiration: 1 year

Re-inspection Fee: N/A

Escrow: If all Class A violations are not corrected, seller must escrow not less than \$1,000 and equal to 125% of the estimated cost of repairs.

Ongoing POS: The exteriors of all owner-occupied single-family homes are inspected on a street-by-street basis on a five-year rotation.

Notes: Vacant dwellings must be registered with the city, \$50 fee.

East Cleveland

Interior POS: Yes

Exterior POS: Yes

Inspection Fee: \$50 residential; \$20 per unit (Apartment buildings with up to 15 units); Apartment buildings with 16 or more units pay \$300 plus \$20 per unit (maximum charge \$1,200 per parcel); Commercial fee is \$200 (3,000 ft²)

Certificate Expiration: 6 months

Re-inspection Fee: N/A

Notes: Properties can be sold "AS IS" but the following conditions MUST be met prior to issuing of Certificate of Inspection. 1. Submit original notarized Affidavit to Building/Housing Department 2. Submit copy of Purchase Agreement to Building/Housing Department 3. Only the Building/Housing Department's can grant compliance time frame for notarized Affidavit (160 DAYS COMPLIANCE) prior to issuing of Certificate of Inspection.

Euclid

Interior POS: Yes

Exterior POS: Yes

Inspection Fee: Single Family \$225; Two Family \$260; Three Family \$295; Multi-Family \$225 per building + \$35 per suite. One suite per building not charged. (If a property owner is on Homestead, the inspection fee is \$100.00. If you sell your house in Euclid and buy another Euclid house to live in (NOT RENT) a rebate of \$100.00, \$225.00, or \$112.50 will be issued after the Rebate form is filled out with the 2 Certificates and current utility bill submitted.)

Certificate Expiration: 1 Year

Re-inspection Fee: \$112.50 (The \$112.50 is a Renewal fee if the property does not sell within 30 days of the expiration date on their Certificate. If there is no Certificate, the cost will remain \$225.00.)

Escrow: 50% of the estimated costs of repair.

Notes: Assumption of Class A violations and assumption of Class B violations shall require the payment of one hundred fifty dollars (\$150.00) by the purchaser at the time the affidavit is presented to the Housing Manager. An



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Assumption packet will need to be filled out and inside the packet you need to supply the itemized list of repairs, contractor estimates, financial ability and a photo ID. Investment property requires 50% Escrow hold, if it is going to be owner occupied and at least 20% will be put down on the house, you will need to submit a purchasing agreement indicating such and 25% Escrow will be held. All paperwork is approved by the Housing Manager and an appointment will be set up with the buyer to get the Certificate they need to transfer. The \$150.00 fee will also cover the 90 day inspection fee to comply the violations and issue the Closing Report to have the funds released from escrow. All this information is on our website at www.cityofeuclid.com under Housing.

Garfield Heights

Interior POS: Yes

Exterior POS: Yes

Inspection Fee: \$125.00, for additional units add \$40.00

Certificate Expiration: 1 year

Re-inspection Fee: \$25 after two re-inspections

Escrow: 110% of the estimated repairs being assumed.

Gates Mills

Interior POS: Yes

Exterior POS: Yes

Inspection Fee: N/A

Certificate Expiration: 90 Days

Re-inspection Fee: N/A

Ongoing POS: Every septic tank shall be inspected at least once every three years by a licensed company engaged in the business of cleaning and servicing septic systems. It shall be the duty of the owner of the property whereon such septic tanks are located to keep such septic tanks in proper working condition at all times and to notify the Building Inspector, at least once in every three years, by certificate from the inspecting company, that such system is in proper operating order.

Notes: The Cuyahoga County Department of Health must also conduct an inspection of the septic system at the time of inspection.

Highland Hills

Interior POS: Yes

Exterior POS: Yes

Inspection Fee: \$25

Certificate Expiration: 1 Year; In the case of resale of the same property ("premises") within the one year period of validity of the Certificate

Re-inspection Fee: None

Escrow: Attached to the Certificate of Inspection shall be a written agreement signed by the seller and purchaser identifying the party who will be responsible to correct all violations listed with the Certificate of Inspection and, notwithstanding any outstanding or new mortgage indebtedness or lien upon the premises, providing that all necessary funds shall be deposited or retained in escrow sufficient to pay for the costs to correct all violations, which funds may be released totally or partially, as the work progresses, upon the authority of the CBO so long as funds are retained to complete unfinished work. In lieu of said funds, being retained in escrow, a payment or performance bond may be approved by the Law Director.

Notes: All violations shall be corrected within thirty (30) calendar days of the issuance of the Certificate of Inspection as required herein, unless an extension is granted. (ii) If the transferor does not correct the violations contained in the Certificate of Inspection prior to the transfer of title, then the purchaser or transferee of the property shall be required to correct the violations contained in the Certificate of Inspection within the time allotted by operation of these Ordinances or within any extension of time permitted

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Hunting Valley

Interior POS: Yes

Exterior POS: Yes

Inspection Fee:

Certificate Expiration: 1 Year

Re-inspection Fee:

Notes: Contact City Hall for the most up-to-date information. (440) 247-6106

Lakewood

Interior POS: Yes

Exterior POS: Yes

Inspection Fee: \$50 (single & dual family)

Certificate Expiration: 90 days

Re-inspection Fee: N/A

Notes: Repairs are the responsibility of the seller of the property. If the buyer wishes to assume some (or all) of the violations, then he/she will need to come to the Lakewood Building Department (with his/her valid driver's license) to sign a notarized Affidavit stating that they will be legally responsible for the repairs. There is no cost for this affidavit. If the dwelling has been a rental in the past 24 months, at POS is required.

Ongoing POS: An Annual Inspection is required by law for non-owner occupied properties and to be done every three years. Annual inspections are done (most of the time) on a per-street basis.

Maple Heights

Interior POS: Yes

Exterior POS: Yes

Inspection Fee: Single-family \$ 75; Single condominium \$75; Two-family dwelling \$85; Three-family dwelling \$95

Certificate Expiration: 6 Months

Re-inspection Fee: \$30 for first re-inspection; then \$40

Notes: Escrow amount is 110% of the estimated cost of repairs payable via bank certified check. City holds the funds. For more information, call (216) 663-4094.

Mayfield Heights

Interior POS: Yes

Exterior POS: Yes

Inspection Fee: \$50

Certificate Expiration: 1 year

Re-inspection Fee: N/A

Escrow: Escrow funds are required when violations remain at the time of title transfer. Funds must be set aside to assure that violations are corrected at a later date. The amount listed on the front page of the inspection report is the amount required to be held as "escrow." This amount is determined by the housing inspector. This amount does not guarantee to be the cost to cover repairs.

Notes: If the buyer agrees to assume some or all of the violations, they will need to fill out a notarized statement of assumption and an escrow account will need to be created.

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Newburgh Heights

Interior POS: Yes

Exterior POS: Yes

Inspection Fee: \$40 Single Family, \$50 Two-Family

Certificate Expiration: 12 months for owner occupied property; 6 months for non-owner occupied property.

Re-inspection Fee: \$15

Notes: The owner of the property to repair, improve or demolish the structures or premises concerned within ninety (90) days of the date of issuance of the Certificate. If the seller does not want to make the repairs, the buyer can submit an 'Assumption of Violations' form, which makes the buyer responsible for making necessary repairs within ninety (90) days. For more information, call (216) 641-4654.

Oakwood

Interior POS: Yes

Exterior POS: Yes

Inspection Fee: \$20 Single Family; \$20 plus \$5 per unit for multi-family

Certificate Expiration: 90 Days

Re-inspection Fee: N/A

Orange Village

Interior POS: smoke detectors, carbon monoxide detectors,

Exterior POS: household sewage treatment systems and private water systems (septic tanks).

Fees: \$50

Notes: These inspections apply to all transfers except for the following: (1) the individual transfer of any dwelling or dwelling unit through inheritance or gift where no bona fide sale is intended; and (2) the transfer of any new dwelling or dwelling units which are required to obtain a certificate of occupancy from the Village. The ordinance does apply to a dwelling unit that is sold at a Sheriff's sale or court ordered auction. If you have any questions on this ordinance, please contact the Village Building Commissioner at 440-287-5133. Application is available online www.orangevillage.com

Shaker Heights

Interior POS: Yes

Exterior POS: Yes

Inspection Fee: The fee for the Point of Sale inspection is \$150 for a single-family dwelling or condominium unit and \$200 for a two-family dwelling. The fee for apartments is \$150 for the first unit and \$50 for each additional.

Certificate Expiration: 1 Year

Re-inspection Fee: \$25 after first two requested re-inspections

Escrow: 150% of the estimated cost of repairs

Notes: Funds held in escrow shall be disbursed only upon written authorization from the City. If the amount held is less than \$5,000, no funds shall be released until all violations are corrected. If the amount is \$5,000 but less than \$20,000, the City may authorize one (1) partial release of funds from escrow if it is determined that substantial progress has been made in correcting the violations and that sufficient funds remain in escrow to correct all remaining violations. If the amount is \$20,000 but less than \$40,000, two (2) partial releases may be approved. If the amount is \$40,000 but less than \$60,000, three (3) partial releases may be approved. On escrow accounts equal to or exceeding \$60,000, four (4) partial releases may be authorized. The purchaser is responsible for correcting all violations remaining at transfer of title within ninety (90) days unless, for good cause, an extension of time is approved by the Housing Inspection Department.

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University Heights

Interior POS: Yes

Exterior POS: Yes

Inspection Fee: \$75 single family; \$125.00 two family

Certificate Expiration: 1 Year

Re-inspection Fee: N/A

Notes: The buyer(s) must sign an “assumption form”, and funds must be escrowed to cover the cost of correction of any outstanding violations. Upon receipt of the signed assumption form and a letter of verification from the escrow company stating the amount of funds held for violation correction, the building department will issue a “transfer release” (usually to the escrow company) stating that our requirements are met and releasing the property for transfer. Ordinance states that violations must be corrected within 30 (thirty) days of the date of the report. However, the building department grants requests for extensions on a “progress-made” basis.

Ongoing POS: The Building Department requires an exterior housing inspection, once every three years, for one and two family homes.

Warrensville Heights

Interior POS: Yes

Exterior POS: Yes

Inspection Fee: \$100 Single Family; \$30 per multifamily unit (Apartment or condominium); \$200 commercial structures

Certificate Expiration: 1 Year

Re-inspection Fee: No Fee Within 1 Year

Escrow: 150% of the estimated cost of repairs

Notes: Code violations noted on the certificate, except in a case of danger to the public health or safety, to be corrected by the owner of the property within sixty (60) days of the issuance of the certificate unless, for good cause, the Building Commissioner has extended that time for compliance. If the owner of a property does not correct the violations enumerated in the certificate of inspection prior to the time the title is transferred to the purchaser, then the purchaser of that property shall be required to correct the violations contained in the certificate of inspection within the time allotted in the notice given to the prior owner or within the extended time permitted by the Building Commissioner.