

SOUND OFF *Betty Hensal*

What is the importance of having all the certificates of occupancy?



When you're getting ready to sell, don't overlook this! If you are thinking of putting your home on the market, there are several important things to do to prepare. Of course, you want to declutter your home and make sure everything inside and out looks its best, but one of the most important things is often overlooked by sellers. You must have copies of all building permits along with copies of the Certificates of Occu-

pancy for all of the work done on your home. Sometimes just a Certificate of Compliance or a completed permit is issued rather than the CO from your town's building department. I recommend that you double check with your town's building department to see what they require now, because these documents are required when you sell your home. You need them for most of the big improvements you make such as a new furnace/boiler, new roof, finishing your

basement, replacing or adding on a deck or porch, putting on an addition, adding a bathroom, et cetera. Any project is inspected by your town's building Inspector to be sure it meets the current building code. When it meets approval, the appropriate documents are then issued. The biggest surprise to sellers is that the current owner needs to get a CO if there wasn't one issued for work done prior to their purchase. Don't wait until you have a buyer for your home and

you are weeks away from closing to discover that you need these certificates! It will create a big problem for you and it will delay the entire selling process. This is a very common problem and it can be solved, so be sure to discuss these issues with your Realtor before you put your home on the market. It will make your selling experience that much better. *Betty Hensal, William Pitt Sotheby's International Realty, (203) 241-1560 (cell)*