

General Information

Point of Sale Inspection Program

✓ **How do I arrange for a point of sale inspection?**

Property owners/sellers or their agents are responsible for completing, submitting and paying (\$150.00) for an application for Certificate of Inspection. Application can be made at Brooklyn Park City Hall Monday through Friday 8-5, or by downloading an application from www.brooklynpark.org and submitting by mail. The application cost includes the initial property inspection and follow up inspection, if needed, and the issuance of the Certificate of Inspection necessary for the sale or change of ownership of the property. Appointments for the inspection may be scheduled once the applications have been approved by calling 763 488 6379. The owner / agent must be present for the inspection, please allow at least one hour to complete the inspection.

✓ **Is the point of sale inspection a warranty or guarantee?**

The Certificate of Inspection is not a warranty or guarantee document. It does not constitute any representation, guarantee or warranty of the building condition. It should not be relied upon as a substitute for a private disclosure inspection. Purchasers should take whatever steps they deem appropriate to protect their interests prior to the purchase of property. Point of sale inspections are not for the benefit of the buyer or seller, but are a community effort to maintain the quality of Brooklyn Park's neighborhoods and housing stock.

✓ **Do I have to make repairs if my home does not sell?**

All repairs must meet the City property maintenance code. Code violations and property deficiencies must be corrected even if the property does not sell, the listing expires, or the property is taken off the market. This program is designed as a public service to help maintain property within the City of Brooklyn Park.

✓ **Will I have to upgrade my property prior to sale?**

Typically not. The International Property Maintenance Code (IPMC) only requires that properties be maintained in compliance with the State codes in effect when the work was done, installed or built. Items that have not been maintained in accordance with original construction codes, or work done that has created a code violation will be noted at the inspection. Corrections to non-compliant work or work performed without proper permits and inspections will be corrected to meet current State codes. Violations that present a hazardous condition, hazardous installation, or unsafe situation shall be altered or repaired to provide a minimum level of health and safety as required.

Please note, the requirement for smoke detectors and carbon monoxide detectors is a state statute and applies to all properties regardless of age.

✓ **Can the buyer make the repairs?**

Yes, a buyer / seller transfer of ownership escrow agreement (\$200.00) shall be executed and filed with the City whereby the buyer agrees to correct any hazardous conditions on the property within 60 days and all remaining corrections to the property within 180 days after transfer of ownership to the buyer. An escrow in the amount of 150% of the estimated cost of the hazardous condition repairs shall be posted with the lending institution. The buyer will agree not to occupy the property until all hazardous items are completed, re-inspected by the City and a Temporary Certificate of Inspection is issued. During the time of hazardous condition repair the City will retain control of the water utility service. Upon completion of all work orders a permanent Certificate of Inspection will be issued. Please allow 3-5 days for City processing of the escrow agreement.

✓ **Are additional permits required?**

Before beginning any work, please check with the point of sale inspector or the Building Inspection Division @ 763 488 6379 to see if a permit is required. Repairs or alterations to electrical, plumbing, heating or building systems may require permits and/or licensed contractors. Your home is an investment. If construction work does not comply with the codes adopted by your community and the State of Minnesota, the value of your investment could be reduced. Property insurers may not cover work done without permits and inspections. If you decide to sell your home or building that has had modifications without a permit, you may be required to do costly repairs to achieve code compliance. Your permit also allows the code official to protect the public by reducing the potential hazards of unsafe construction and ensuring public health, safety and welfare.