

**BOROUGH OF FRANKLIN LAKES  
CONSTRUCTION DEPARTMENT  
480 DEKORTE DRIVE, FRANKLIN LAKES, NJ 07417 201-891-4000, EXT. 1211**

**APPLICATION**

CERTIFICATE OF CONTINUED OCCUPANCY FOR RESALE OF A

**RENTAL OF A SINGLE FAMILY DWELLING**

**Requirements Listed on Back**

**FEE \$25.00**

THIS DOCUMENT VALID ONLY IF ALL REAL ESTATE TAXES ARE CURRENT

**EXPIRES NINETY (90) DAYS FROM DATE OF APPROVAL**

**\*\*MUST SUPPLY APPLICATION 30 DAYS BEFORE  
CLOSING DATE\*\***

CCO # \_\_\_\_\_ Inspection Date: \_\_\_\_\_ Closing Date: \_\_\_\_\_

Name of Seller: \_\_\_\_\_ Phone: \_\_\_\_\_

Property Address: \_\_\_\_\_

Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Name of Buyer: \_\_\_\_\_

Number of smoke detectors as per N.J.A.C. 5:18-2.20 & 4.19 \_\_\_\_\_

Number of carbon monoxide detectors as per N.J.A.C. 5:70-2.3 \_\_\_\_\_

Number of fire extinguishers as per P.L.1991,c.92 (C.52:27D-198.01) \_\_\_\_\_

The issuance of a Continued Certificate of Occupancy and the related inspections are conducted solely for the benefit of the municipality, and not for the purchaser or seller of real property. The Continued Certificate of Occupancy is not intended as a representation of the condition of the property, or that the property is safe or meets any or all of the conditions of the CCO. The issuance of a CCO is not intended, and should NOT be relied upon, as evidence that the property is safe, structurally sound, and in compliance with zoning codes, fire codes, building codes, or that any of the systems serving the property are operating properly, including well, septic, electrical, plumbing, etc.

Applicant's signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant's printed name: \_\_\_\_\_

REHS/ Board of Health Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Inspector Approval Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Initial Inspection: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Re-Inspection: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Check #: \_\_\_\_\_

Open Permits: Yes  NO

## REQUIREMENTS FOR CCO

### RESALE OR RENTAL OF A SINGLE FAMILY DWELLING

- COMPLETED APPLICATION** **\*\*Must be submitted 30 days before closing\*\***
- APPLICATION FEE**                       **RESALE \$75.00**                       **RENTAL FEE \$25.00**
- ALL OPEN PERMITS MUST BE CLOSED OUT**
- BOARD OF HEALTH REVIEW AND APPROVAL**
  - COPY OF CURRENT WELL TEST** - The Private Well Testing Act requires a sampling of private drinking water wells to check for contamination whenever a property is sold.
  - Existing cesspools must be replaced with septic system.** N.J.A.C. 7:9A 3:16 (a)
  - If purchaser completes a septic inspection during the real property transfer, the septic inspection company must submit a copy of the septic inspection report. N.J.A.C. 7:9A 12.6 (d)

**Note: Any work done on the septic must be properly permitted by the Board of Health.**

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#### A SITE INSPECTION IS REQUIRED FOR THE FOLLOWING:

- SMOKE DETECTORS** installed on each level of the dwelling including basement and within (10) ten feet of each separate sleeping area.
- CARBON MONOXIDE DETECTORS** installed within 10 feet of each separate sleeping area.  
**\*\*Low Voltage Systems Only: requires test & inspection report provided at time of inspection\*\***
- ONE FIRE EXTINGUISHER**, UL listed, labeled, charged and operable, rated for residential use, size no smaller than 2A:10B:C and no more than 10 lbs. The extinguisher must be visible and in a readily accessible location. The extinguisher must be near an exit or travel path that provides an escape route to the exterior.
- HOUSE NUMBERS** in a contrasting color, (3) inches high, permanently affixed, CLEARLY VISABLE near front door and light.
- Permanent fence around swimming pools**, minimum 4 ft., with self-latching, lockable gates.
- Egress doors:** interior deadbolt must be operated by thumb knob/turn bolt only.
- Bedroom egress doors** and windows shall open from the inside without the use of a key or special knowledge or effort.
- Railings** are required for interior or exterior stairs over (3) risers.
- Operable sensor for lawn irrigation system.**
- Water Heater and Boiler** blow off pipe must be within 6" from floor.
- No holes in garage ceiling.**
- No extension cords are to be used as a permanent form of wiring.**