

**RESALE REQUIREMENTS ARE AS FOLLOWS:**

***THE ONLY INSPECTION CONCORD TOWNSHIP WILL PERFORM IS AN EXTERIOR INSPECTION. PLEASE NOTE THAT PRIVATE SEWER LATERALS WILL BE INSPECTED BY THE CTSD PRIOR TO THE ISSUANCE OF A RESALE CERTIFICATE.***

***NOTE: THE TOWNSHIP REQUIRES APPROXIMATELY 3-4 WEEKS TO PROCESS ALL RESALE CERTIFICATIONS.***

- Sidewalks, curbing, and/or driveway aprons within R.O.W. must be in good condition. All necessary repairs must be completed prior to settlement.
- All private sewer laterals must be in good condition. Any necessary repairs must be completed prior to settlement.
- Affidavit for House Numbers must be notarized. (House numbers must be placed on both sides of the mailbox or post, at least 36" above grade level, minimum of 4" in height and of contrasting background color for 911 Emergency calls.)
- Smoke detector/ CO alarm affidavit must be notarized. Please note: A smoke detector will be required on every level of home as well as in all sleeping chambers. A carbon monoxide alarm will be required on every level of home (see specifics on affidavit).
- Pool affidavit must be notarized. If no pool exists, write "No Pool" sign and notarize.
- If the property has an on-site septic system, please be sure to only answer Questions #1, #2, #3 & #11 on attached CTSD Sewer Inspection/On Site Septic Report. Attached is a copy of Chapter 90 stating that all dwellings located within 150 ft of a Township sewer line must connect to the Township sewer system prior to the issuance of a Certificate of Use and Occupancy (Resale Cert). Also attached is a copy of Ordinance No. 338 regarding the inspection of all private sewer laterals.
- All forms must be completed and signed. (If you wish to have the forms returned to you, please write your name in the "Applicant" portion of the property information form)

→ RESIDENTIAL WITH ON-SITE SEPTIC SYSTEM - \$100.00

→ RESIDENTIAL ON CTSD PUBLIC SEWER SYSTEM- \$200.00 (2 SEPARATE CHECKS \$100.00 payable to Concord Township & \$100.00 payable to Concord Township Sewer Department)

→ CONDOMINIUM (SEPTIC OR SEWER) - \$100.00

→ COMMERCIAL WITH ON-SITE SEPTIC SYSTEM - \$150.00

→ COMMERCIAL ON PUBLIC SEWER SYSTEM - \$250.00 (2 SEPARATE CHECKS \$150.00 payable to Concord Township & \$100.00 per sewer lateral line payable to Concord Township Sewer Department).

→ APARTMENTS - \$35.00/UNIT

**(NOTE: PLEASE BE SURE TO CONTACT TERRI GRANT AT CTSD, 610-459-8911, ext. #108 FOR SEWER CERTIFICATION (THIS IS A SEPARATE CERTIFICATION VERIFYING WHAT FEES ARE DUE TO CTSD AT SETTLEMENT) – COST IS \$20.00 PAYABLE TO CTSD.**

***APPLICANT WILL BE CHARGED A RE-INSPECTION FEE of \$100.00 FOR FOLLOW-UP INSPECTION DUE TO HOUSE NUMBER INCONSISTENCIES!***

***Should you have any questions contact Susan Fox at 610-459-8911, ext. #127 or [sfox@concordtownship.org](mailto:sfox@concordtownship.org).***