



# Borough of Chatham

Office of the Borough Clerk  
54 Fairmount Avenue ▪ Chatham ▪ NJ 07928  
973-635-0674 ▪ ChathamBorough.org ▪ clerk@chathamborough.org

Cert #: \_\_\_\_\_

**Fee: \$100**  
Check or cash only.  
Make checks  
payable to:  
*Borough of Chatham*

## Residential Certificate of Continuing Occupancy (CCO) Application

**Address to be certified:** \_\_\_\_\_ **Block:** \_\_\_\_\_ **Lot:** \_\_\_\_\_

Type of certification: Sale OR Rental      Date of Closing or Tenancy Change: \_\_\_\_\_

Name of current property owner: \_\_\_\_\_

Phone: \_\_\_\_\_ Email address: \_\_\_\_\_

Name of Agent (*if applicable*): \_\_\_\_\_

Phone: \_\_\_\_\_ Email address: \_\_\_\_\_

**Please attach the following (incomplete applications will be returned):**

- For Sale only, proof of no open permits on the property.  
If you do not have such proof, file an OPRA request on our website for a “Permit Summary”. The link can be found here: [OPRA Request form](#) or under the “Applications” section.
- For Rental only, a Rental Registration form (found on the Borough website)
- For Rental only, proof of Liability Insurance in the amount of \$500,000; \$300,000 if owner occupied
- For Rental only, Lead Safety Certificate or proof of construction after 1977 (*P.L. 2021, c. 182*)
  - If you elect for a Borough official to conduct a lead-based paint inspection during the CCO general safety inspection, **an additional fee of \$200 is required.**
- For both Sale and Rental, Utilities Clerk check on Page 2 indicating utilities paid in full.  
For utility questions, please contact our Utilities Dept. at 973-635-0674 ext. 214 or online at [On-line Water/Sewer Payment - Borough of Chatham \(cit-e.net\)](#)

Please be advised of the following:

- Inspections are scheduled on Thursdays between 11am and 1pm
- CCOs take approximately 3 weeks to process after submission of a complete application.

The Borough is not responsible for missed Real Estate Closings or any delays in occupancy.

By signing below, I acknowledge the above advisory, attest that I am the current property owner or an authorized agent thereof, and declare that the statements made by me in this application are true.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date of submission



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Return completed inspection checklist with your application. Keep final "Tips" page for your information.

## Continuing Certificate of Occupancy Inspection Checklist

Address to be certified: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Phone: \_\_\_\_\_

For Borough use only

Utilities paid in full?  Yes Cheri Morris, Borough Utilities Clerk \_\_\_\_\_

Item	Pass	Fail	Comments
Street Number			
Smoke Detectors			Certificate required? <input type="checkbox"/> Yes <input type="checkbox"/> No
Carbon Monoxide			
Furnace and Flues			
Hot Water Heater			
Electric Panel			
Garage Door Opener			
Temporary Wiring			
Cover Plates			
Sump Pump			
Handrails			
Sidewalk			
Fire Extinguisher			
General Safety			
Lead-Based Paint			
Other			

Property inspected by: \_\_\_\_\_ Date: \_\_\_\_\_

## **TIPS TO HELP PREPARE FOR THE PROPERTY INSPECTION**

- Utility accounts must be current, and all construction permits must be closed.
- House / street address numbers are required for the “911” system. The numbers must be a minimum of 3 inches high, contrast with their background, and be visible from the street.
- The inspector will check your furnace for functioning gauges, solid chimney connections, leaks, and other obvious hazards.
- Your hot water heater is required to have a metal blow-off pipe connected to the safety valve so that escaping steam will be directed to the floor, unless you have a boiler that recirculates the hot water.
- Electrical panels are required to have doors and must be easily accessible.
- Garage door openers must have dedicated receptacles nearby for direct plug-in. Extension cords are not permitted.
- Extension cords for other than the simplest of items, drop lights, radios, computers, etc. are not permitted. An extension cord to run a space heater or air conditioner is not permitted.
- All outlet receptacles, light switches, dimmers, etc. must have plates.
- Sump pumps may not discharge into the sanitary sewer system and must have sturdy covers over the pit.
- Handrails are required on any stairway with more than four risers. The handrail height must not be less than 34 inches nor more than 38 inches, when measured vertically from the nose of the tread.
- Sidewalks should be free of any obstacles and in good condition.
- The inspector will check for general safety about such things as sturdiness of railings, condition of decks, loose doors, shutters, sagging gutters, decayed porches and steps, etc.

### New Jersey Fire Code mandates the following when selling or renting your home:

1. All Smoke detectors are required to be a 10-year sealed battery and should be in the following locations:
  - a. On each level on the ceiling at the base of the stairs, not more than ten (10) feet from each bedroom. If it must be mounted on the wall it should be no more than four (4) feet from the ceiling. No smoke detector is required in the attic unless it is finished and climate controlled.
2. Carbon Monoxide detectors are required within ten (10) feet of each bedroom. They should be mounted low to the floor. In most Chatham houses, one unit in the bedroom hall will be sufficient.
  - a. Combination smoke and Carbon Monoxide detectors are acceptable. If combo, follow smoke detector regulations.
3. A fire extinguisher should be readily available in the kitchen. (ABC type no larger than a 10-pound rated extinguisher).
4. If the property is connected to a central station police or fire alarm system, a certificate will be required from the service provider.