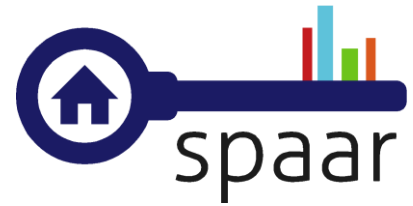


# Local & Regional Regulations

## Point of Sale Program



## Richfield

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This program requires that residential properties pass a housing maintenance code inspection before the title is transferred.

Houses that pass inspection are issued a "Certificate of Housing Maintenance Compliance" which must be presented at the closing of the property. The inspection must be completed prior to title transfer (closing). The property can be inspected anytime during the selling process. However, it is strongly recommended that the inspection be done prior to listing or advertising the dwelling for sale.

Arranging for the inspection is the responsibility of the owner and not necessarily the real estate agent. The inspection is done by a City housing inspector.

If repairs are needed to meet the housing code, the seller or buyer can do them. Repairs done by the seller must be completed and reinspected prior to closing. If the buyer assumes responsibility for repairs, he/she must review the work order with the housing inspector, submit a schedule for completion of the work order, determine the time of occupancy and removal of all immediate hazards, and sign a cash escrow agreement form supplied by the City of Richfield.