BARNEGAT TOWNSHIP
Application Requirements for Rental Certificates
ALL WATER AND SEWER FEES MUST BE PAID PRIOR TO ISSUANCE

ALL OPEN PERMITS MUST BE CLOSED OUT BEFORE A CO WILL BE ISSUED
APPLICATION: Complete and submit your application with a $35.00 fee.
PAYMENTS: Thirty five ($35.00) application fee. Re-inspections require a ($125.00) fee.
SCHEDULE INSPECTION: USE CHECKLIST BELOW TO PREPARE.

ACCESS: Vacant with a lockbox or someone over the age of 18 years old must be at the house during the inspection (no personal belongings in home if vacant).
NO UNATTENDED PETS DURING THE INSPECTION

CERTIFICATIONS/FORMS THAT MUST BE SUBMITTED TO RECEIVE A CERTIFICATE:

1. **Mechanical Certification**
2. **Truth in Renting Form/Landlords Statement (Filed with the Municipal Clerk)**
3. **If Applicable: Wells must be tested and written approval obtained by the Ocean County Health Department. Call 1-732-341-9700 x 2 for more details. A Well Certification expires after six months.**

Having the property ready for inspection is an important step. Please call (609) 698-0080 x159 prior to the inspection if you have any questions. This is a visual inspection and therefore not in depth. We do not go into attics without permanent stairs or crawlspaces. A complete inspection of the property can be obtained from a registered home inspection agency.
Please note that this list is NOT all inclusive. There may be situations at the property that will prevent an "Approved" rating. All items noted deficient must be correct prior to the issuance of the CO.

Pre-Inspection Checklist

1. ***House Numbers*** must be affixed to the structure. 4" numbers for residential, 6" numbers for commercial.
2. ***Entry Door Deadbolts*** may not be keyed on the interior.
3. ***Smoke Detectors*** are required on each floor and within 10' of the bedrooms. If an interconnected system, all must be hardwired.
4. ***Carbon Monoxide Detectors*** are required outside of sleeping areas and within 10' of all bedrooms.
5. ***Fire Extinguisher*** is required within 10' of the kitchen. Type A-B-C 2.5 to 10lbs
6. ***Anti Tip Devices*** are required on all kitchen ranges.
7. ***Safety Relief Valves*** on water heaters and boilers are required to be piped downward approximately 6" to the floor (not through the floor). With no reducers and no threads on the bottom (No plastic unless approved by plumbing code.
8. ***Dryer Exhaust*** must be metallic flex or rigid pipe and have proper termination outside of house.
9. ***Water Faucets*** must have cold on the right and hot on the left.
10. ***Plumbing*** must be in satisfactory condition. Bath fans (if no window) must be operational.
11. ***Electrical*** switches, outlets, junction boxes and breaker panels must have covers. No open spaces in breaker panels, extension cords are not permitted as permanent wiring, electrical service equipment such as cable and or service mast, meter socket and breaker panel must be in satisfactory condition. Light covers must be present on all exterior fixtures and interior closets.
12. ***General Condition of Lot & Structure*** must not have broken windows, missing siding, or debris inside or out. No uncut grass or weeds. Chimneys and furnaces must be properly capped and vented. No holes in the walls, floors or doors. Handrails and guardrails are required on all open sides of decks and stairways 30" or more above grade. Bulkheads must be maintained. All rentals must have screens in place and the general condition of the property should be maintained so as not to create an unsanitary condition.