



# Resale Program

**All residential properties are required to be inspected by a city inspector prior to the change of ownership to determine if the property meets various building codes, zoning regulations, and security requirements.**

A property is EXEMPT from inspection if the date of close of the current sale is within 5 years of the date of the Site Inspection of a previously validated Resale Certificate **and** no unauthorized changes have been made to the dwelling.

The seller must apply for a Resale Exemption. Office records will be checked and any unfinalized permits and/or issues must be completed. The seller is required to provide the buyer with a copy of the most recent resale report.

## Benefits of the Resale Program

- ❖ Enforces zoning and building codes.
  - i.e. elimination of unauthorized garage conversions.
- ❖ Reduces risk of fire.
  - Enforcement of smoke detector requirements, unauthorized wiring removed or remedied.
- ❖ Monitors Davis housing to keep the City informed on the performance of adopted codes.
- ❖ Helps to minimize substandard building conditions.
  - Percentage of units in Davis that required rehabilitation in 1992 was .04%, compared to 5.41% in Winters and 2.86% in Woodland.
- ❖ Helps to minimize lawsuits between buyers and sellers.
- ❖ Enhances public safety by enforcing the Davis Security Code.

## The Resale Process

- 1) The seller completes the resale inspection (or exemption if eligible) application and pays fees as follows:
  - \$375.00 for a single family unit
  - \$450.00 for a duplex
  - \$52.50 per unit for multi-family (\$250.00 minimum)
  - \$22.50 per room for group housing (fraternity, hotel, etc...\$250.00 minimum).
  - \$75.00 for Exemption fee.
- ❖ The seller then schedules an inspection (or leaves key for a vacant property)
- ❖ A written report will be issued within 5 working days of the completed inspection.

2) The written report is divided into three sections:

- ❖ **Section A.** These items must be remedied and checked by the city.
- ❖ **Section B.** These items must be remedied but will not be re-inspected by the city. The city does require a signature of the person responsible for completing the B Section. This signifies completion of the Section B.
- ❖ **Section C.** These items are only informational to the buyer, no action is required.

3) The written report is valid for 18 months during which time the seller may complete the process and obtain a Certificate. The Certificate is valid for 5 years from last resale inspection or altered without a permit. There is also an option for the buyer to do the work within 90 days of close of escrow.

## Resale Process Diagram

\*\*Section "A" items may require permits and full field inspection of unauthorized changes.

