

VILLAGE TO IMPLEMENT PRE-SALE HOME INSPECTION ORDINANCE

A Pre-Purchase Code Compliance Program which applies to all residential properties located in the Village of West Milwaukee became effective July 1, 2007. The Program is specifically designed to help protect and preserve property values in West Milwaukee. Members of the Board of Trustees determined that with the average age of residential properties approaching 70 years, it is essential to insure that these properties are maintained to preserve their long term viability and enhance property values in the community. The Certificate of Compliance Program is designed to monitor the general upkeep and maintenance of all residential properties, both single family and multi-family, at the time of ownership change. Over time, every residential property residential property will be inspected.

APPLICATION PROCESS

If you are considering selling your home or residential property, you must apply for a Certificate of Compliance. The procedure for procuring such a certificate is as follows:

1. The property owner or his/her agent (realtor, attorney, other authorized individual) completes and files an application obtained from the Village's Inspections Department and pays a fee.
2. A time for an inspection appointment is made with the inspector.
3. An inspection is made and an inspection check list.
4. If no building code violations are noted, the inspector indicates this on the inspection sheet and a Certificate of Compliance is issued.
5. Building code violations are listed on a statement of non-compliance and sent to the applicant. When all items meet code requirements, a re-inspection is made by appointment after which a Certificate of Compliance is issued.

SUMMARY

If you are planning on selling your home in West Milwaukee apply for a Certificate of Compliance right away. This will make it easier to negotiate with a buyer and eliminate problems later. Residents are encouraged to maintain their properties at all times, not just before they sell. In this way they can fully enjoy a quality living experience in West Milwaukee while preserving their investment for the future. The goal of this program is to preserve the value of all property within the Village of West Milwaukee.

FURTHER INFORMATION

For further information regarding the Certificate of Compliance Program, please contact the Department of Building Inspections at (414) 645-1530 ext. 129 or at 4755 West Beloit Road, West Milwaukee, Wisconsin 53214. Additional information and program applications may be obtained at www.westmilwaukee.org.