

RE-OCCUPANCY INSPECTIONS & CERTIFICATES

Some cities require an inspection by the city in any residential real estate purchase or sale before Closing. The purpose of the re-occupancy inspection is to ensure that the property follows the current zoning regulations. It provides new buyers with a certificate verifying that no zoning violations exist on the property. In cities that require Re-Occupancy Inspections and Certificates, properties will not close without this inspection and issued certificate. Some cities can take up to 30 days to complete the process, so Sellers and Listing Agents must ensure to begin the process as soon as possible.

Below is a list of some of the cities that require the certificate, with links to the website as well as the application. This is not an exhaustive list and it is up to the Seller and Listing Agent to investigate the requirements of the city at the time of Contract to ensure the Seller complies with the latest requirements

City	Website	Application Link
City of Miami Gardens	https://www.miamigardens-fl.gov/Faq.aspx?OID=118	https://www.miamigardens-fl.gov/DocumentCenter/View/37/Re-occupancy-Certificate-PDF-Updated-2017
City of Miami Springs	https://www.miamisprings-fl.gov/building/re-occupancy-inspection-certificate-application	https://www.miamisprings-fl.gov/sites/default/files/fileattachments/building/page/19524/re-occupancy_certificate_packet.pdf
City of North Miami	www.northmiamifl.gov	https://www.northmiamifl.gov/DocumentCenter/View/2096/Reoccupancy-Application-PDF
City of West Miami	www.cityofwestmiamifl.com	Re-occupancy inspection is performed when lien search is ordered.
Hialeah	https://www.hialeahfl.gov/657/Re-Occupancy-Inspections	https://www.hialeahfl.gov/DocumentCenter/View/7460/Re-Occupancy-Application-PDF
Village of Biscayne Park	www.biscayneparkfl.gov	https://www.biscayneparkfl.gov/?SEC=2DB76783-3866-4A02-9E6C-ED3B39FD3A60
Village of El Portal	www.elportalvillage.com	http://elportalvillage.com/wp-content/uploads/2009/12/CertificateOfReoccupancyApplication.pdf
Village of Miami Shores	https://www.miamishoresvillage.com/department/services/permit-information	https://www.miamishoresvillage.com/frontend/assets/img/gallery/Forms/MSVP/ERMITAPPLICATIONRE-OCC2.pdf