

SELLING YOUR HOME? NO PERMITS?



I DIDN'T GET THE PERMITS!

Sometimes home sellers find themselves in a situation where work may have occurred in their home without required permits and a buyer's search of records reveals this. Buyers may want this problem "fixed" as a condition of purchase.

How will the Maple Grove Building Department respond to requests to be a part of the solution?

- Standard permitting procedures will be followed:
 - Permit application and plan submittal required
 - Plan review to be completed
 - Normal fees charged
 - Building, electrical, plumbing, mechanical permits required as needed
 - All licensing rules shall apply
 - Owners applying for permits must be the current owner (or a contractor acting as their agent), not previous or future owners
- The codes in effect **on the date of permit application** shall govern
- All inspections will be undertaken as required by the 2020 Minnesota Residential Code (MRC) 1300.0210
- No inspections will be made unless a valid permit is in force.
- All work is to be visible and available for inspection MRC 1300.0210, Subp. 1 and Subp. 4
- The basic premise is that all work will be open and available for inspection. Field inspectors may use discretion based on the conditions observed while conducting inspections if some work is left partially concealed.
- Building owners may request modifications or alternate materials and methods of construction in accordance with MRC 1300.0110, Subp. 12 and Subp. 13
- If all inspections are made and work is approved, inspection record forms shall so indicate.

INFO/SUGGESTIONS FOR BUYERS/SELLERS

- The lack of permits at this stage is a civil matter between buyers and sellers.
- Either party may wish to seek legal advice regarding their concerns.
- If the issue is raised as part of a closing or offer to buy, the seller should find out exactly what is necessary to satisfy the buyer and proceed accordingly.
- Either party may wish to contract with a home inspector; a contractor who specializes in the area(s) of concern; or some other party of their choice to conduct whatever type of analysis is necessary to satisfy concerns.