



TOWNSHIP OF

RIVER VALE

406 RIVERVALE ROAD, RIVER VALE, BERGEN COUNTY, N.J. 07675

www.rivervalenj.org • 201-664-2346 • Fax: 201-358-7754

Building Department River Vale Inspections

Please be advised that until further notice, the Building Department will only perform inspections which take place outside (footing, foundation, backfill, trench, etc.) or inspections inside a “vacant” property.

“Vacant,” for the purposes of this notification, is defined as “property which is non-habitable and has not been issued a Certificate of Occupancy.”

Residential Closings may occur with a “Transfer of Sale” certificate, as long as the following conditions are met:

1. Building:

A letter from the Purchaser’s Attorney acknowledging that their Client will be responsible for getting Building Inspections within 120 days of Closing, or when the Building Department opens to full capacity. Additionally, the Purchaser must represent that they will take full responsibility for any repairs that the inspector might find.

2. Fire:

A letter from the Seller’s Attorney stating that, to the best of their Client’s knowledge, all smoke and/or carbon monoxide alarms are current and functioning with a proper fire extinguisher mounted in the kitchen. Additionally, the Seller must represent that they will take full responsibility for any repairs or modifications to any fire suppression items that are not functionable at the time of inspection.

Please complete the CCO application and include a payment of \$145 payable to “Township of River Vale.” We will be scheduling CCO inspections 120 days from the estimated date of closing or rental. All applications with the \$145 check can be mailed to our office, or can left in the foyer at Town Hall.

Any questions regarding the aforementioned procedures can be directed to Lisa Hoiem at 201-664-2346 ext. 1000 or emailed to the Building Department at lhoiem@rivervalenj.org.

All Attorney correspondence regarding the following procedures shall be emailed to the Building Department, attention Lisa at lhoiem@rivervalenj.org.

We thank you in advance for your cooperation during this time.

Robert Rusch
Township of River Vale Construction Official