

Buying OR Selling a home in Painesville, Ohio

What you should know!

With the recent housing collapse, many homes are coming onto the market. This is not only true in Painesville, but communities throughout the United States. This is the result of bank foreclosures and homes that become available through sheriff's sales. While many of these homes seem like a bargain, many are not. For this reason, the City of Painesville wants to inform potential homebuyers and landlords about the research they should perform prior to purchasing a home in our community.

Prior to purchasing a home in Painesville, the following should be researched to eliminate any issues you may have before taking ownership. You, your realtor or the title company will need to contact the appropriate service providers to determine if there are any outstanding fees or issues with the property. This includes the following:

- 1) **Check for outstanding Vacant Property Registration Fees.** If a property is vacant for more than 90 days, past due fees may be owed. It is highly recommended that you inform your Real Estate Agent and Title Company in writing that outstanding vacant property registration fees may be owed and that they should check with the Painesville Community Development Department prior to closing on the property. If you take possession with the fees being owed, the City of Painesville will NOT transfer or turn on water until ALL past due vacant property registration fees have been paid. Contact the Community Development Department at (440) 392-5931.
- 2) **Determine if the property is Non-Conforming?** If a property has been vacant for more than one year, the City of Painesville requires that it be brought up to code and conform to the requirements of the zoning district in which it is located. For example, if a duplex in a Single Family Residential (R-1) zoning district is vacant for a year, it would be non-conforming. This would result in the home having to be converted back to a single family residential dwelling. In addition, since all residential properties are required to have a garage under the code, a property vacant for more than one year may have to construct a single car garage. Prior to your purchase, it is important that you determine if the property is non-conforming and what would be required. Contact the Community Development Department at (440) 392-5931.
- 3) **Check for any outstanding liens on the property.** Past due liens owed to the City of Painesville can be checked by contacting the Community Development Department at (440) 392-5931. If money is owed, it would be for grass mowing or disposal of refuse. The liens are filed with the Lake County Auditor and placed on the tax bill. However, if they have not been filed prior to the closing, it will show up on your tax bill and will be the responsibility of the new

owner to pay them. For this reason, it is important to check with the Community Development Department prior to closing.

4) Check with the Painesville Utilities Billing Department to determine if there are past due utilities owed (water, sewer, and electric). The Utility Billing Department can be reached at (440) 392-5797. They can advise you if past due fees are owed prior to closing on the home. In most cases, your Title Company will check and/or hold back funding at closing to pay any past due amounts.

5) Check with Waste Management to determine if any past due fees are owed for refuse collection and recycling. The City of Painesville requires that all residential dwellings three (3) units or less have refuse service through Waste Management. If the property is vacant or the prior owners did not pay for refuse service, there may be outstanding bills. Inform your Real Estate Agent and the Title Agent in writing that Waste Management Customer Service should be called prior to closing. This will ensure that you do not receive any past due bills for refuse collection. Those inquiring will have to provide the address of the property and the parcel information. Waste Management Customer Service can be contacted by phone at (866) 797-9018 or via e-mail at MIOHCustomerService@wm.com . More information can be found on the City of Painesville's website at www.painesville.com .

6) If the property is in poor condition and improvements are needed, it is highly recommended that the potential owner contact the Painesville Building Department at (440) 392-5931. Potential buyers should talk with the Building Official to determine what permits will be required and the estimated costs. The City of Painesville requires permits for electrical, plumbing, sewer, HVAC and general improvements (decks, siding, etc.). Failure to obtain permits before starting work will result in the permit fees being doubled. Contact the Painesville Building Department at (440) 392-5931.

The City of Painesville wants to assist you in purchasing a home within our community and by checking each of the above prior to the purchase you will have a better home buying experience. If you have question and/or require more information, please contact Doug Lewis, Assistant City Manager/Community Development Director, at (440) 392-5802 or via e-mail at dlewis@painesville.com .

Thanks for your interest in Painesville!! We hope your home buying experience is a pleasant one!!