



TOWN OF UNION VALE

Building Department

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NOTICE TO ALL TITLE & REAL ESTATE COMPANIES, ATTORNEYS AND HOME OWNERS

The Town of Union Vale Board passed newly adopted legislation on August 18th 2016 mandating interior inspections of all properties that will result in the refinancing and/or transfer of parcels. This will encompass both residential, commercial properties and vacant land.

This inspection process ensures that any work performed on a structure after the effective date of August 4th 1964 that may have required building permits are in full compliance with Town of Union Vale and New York State Building Codes. It is suggested that these on-site inspections are scheduled in advance of closing dates to ensure adequate time to bring any possible violations into compliance with all regulations of the code provisions.

Circumventing this process in any way will result in any new subsequent owner bearing the responsibility of assuming all possible violations on the parcel or within the structure.

The new title fee, which includes the interior inspection is as follows:

Residential properties	-	\$250.00
Commercial properties	-	\$250.00, plus \$ \$150.00 per occupant/tenant
Vacant Land	-	\$150.00

This will take effect on September 6th 2016. The application must be completely filled out, specifically with all contact names and numbers present.

Feel free to contact my office via email with any questions on this new process.

Thank you in advance for your cooperation.

Regards,

George A. Kolb Jr.

C.E.O. T/O/Union Vale N.Y.