

Know What You are Buying

To request a Code lien search go to:

www.colliergov.net/code

- Click on **Lien Search/Payoff Request** or call (239) 252-2440
- Lien Search Fee is \$25.00 per property address.



In the State of Florida there are thousands of homes being bought and sold every year.

How does a prospective buyer know if the home or property they are buying meets Collier County's current Florida Building Codes and zoning regulations, or if it has existing Code violations, fines, or liens?

Once purchased, the new property owner is held responsible for correcting all code violations, paying fines owed, and liens even though it occurred before they purchased the property.

The cost to the new homeowner can be thousands of dollars. The best solution is to work with your Real Estate professional and request a Code property inspection and Code Lien search **before** closing.

Helpful Phone Numbers

Code Enforcement 239-252-2440

Business Center 239-252-2400

Contractor Licensing 239-252-2909

Helpful Websites

www.colliergov.net/code

Updated 1/2012



Thinking of Buying a Home or Investment Property?



Protect your investment!

- * **Order a Code property inspection**
- * **Order a Code lien search**

These two actions can save you thousands of dollars

Property Inspection for Code Violations

Code property inspections look for un-permitted improvements, non-conforming structures, open permits and verify zoning requirements. The inspections can be performed by a Florida licensed contractor, home inspector, or Code Investigator for either the property owner or prospective buyer. The cost for Code property inspections conducted by the Code Enforcement Department is \$200.00.

The Seller

A property owner considering selling his/her property may arrange for a Code property inspection to determine whether Code violations exist in advance of marketing the property for sale. This allows the seller time to correct any violations to avoid issues arising later with potential buyers.

The Buyer

Upon considering purchase of a property, a buyer should always have a Code property inspection completed. Most sales contracts allow the buyer a contingency for property inspections. The buyer should assure that his/her inspector inspects for un-permitted improvements, non-conforming structures, zoning appropriate for the structure/intended use, and open permits. All existing Code violations, fines, and liens go with the property and become the responsibility of the new owner when sold.



Code Property Inspections Review

- The number of structures permitted on the property.
- If there are any non-conforming structures or uses on the property.
- Any open permits without final inspections.
- Unpermitted additions that have been added to the residence.

Code Searches

Detailed information on the records of a property, such as, fines owed, liens, and unresolved code violation cases are researched when requested.

The property may have open Code Enforcement cases with violations that were never corrected and are accumulating daily fines.

If a property has a lien, it may be difficult to sell, refinance, or borrow against it. Liens are recorded on the property and are the responsibility of the property owner.