



December 1, 2014

RE: The repealing of Mandatory Pre-Sale Inspections of Certain Dwellings

To Whom It May Concern:

Beginning November 17, 2014, Detroit homeowners will no longer be required to obtain a City of Detroit housing inspection ("pre-sale" inspection) before selling a one- or two-family dwelling. The Detroit City Council recently repealed the pre-sale ordinance as requested by the Buildings, Safety Engineering and Environmental Department (BSEED). While the repeal is pending enactment, BSEED has suspended the requirement to obtain the inspection.

Under the ordinance, sellers of one- or two-family dwellings were required to obtain a City inspection, make any noted repairs or corrections, and obtain a Certificate of Approval upon passing inspection. However, buyers could opt to accept responsibility for making the required repairs and obtaining the Certificate of Approval prior to occupancy. The City's pre-sale inspection was originally enacted in 1976 to inspect for "minimal health and safety standards".

Although the City is dropping the mandatory pre-sale requirement, the Buildings, Safety Engineering & Environmental Department is encouraging individuals to arrange for a private, more comprehensive inspection to assess the property's condition and protect their potential investments. Buildings, Safety Engineering & Environmental Department will continue to offer the pre-sale inspection upon request.

Pre-sale inspections that are performed by BSEED after the repeal date will be provided for informational purposes only. However, the City will continue to enforce on other types of violations found at the property in the course of the inspection, such as work performed without a necessary permit, or serious health or safety violations. These situations will be required to be addressed by the homeowner, re-inspected, and approved by the Buildings, Safety Engineering & Environmental Department. A customer who has already requested or obtained a pre-sale inspection will be entitled to receive a second inspection to verify the status of repairs performed and obtain a Certificate of Approval, if appropriate.

Sincerely,

Eric Jones
Director