	CERTIFICATE OF OCCUPANCY Revised Oct 2026	CAPITAL TITLE INSURANCE AGENCY
CITY/TWP	**PHONE**	**CERTIFICATE OF OCCUPANCY**
Allen Park	313-928-1400 ext. 4	Do not require (Just on rental property)
Ann Arbor	734-994-2674 ext. 1	New construction, major renovation. Vacant building & rentals need Certificate of Compliance and need monitoring
Auburn Hills	248-370-9400	No C of O on residential
Berkley	248-658-3320	Vacant require certificate of compliance - normal sales do not, new construction does
Belleville Kim x 7015	734-697-9377 (9323)	Yes - $255 on any sale
Beverly Hills	248-646-6404 ext. 3	New construction or major renovation
Bingham Farms	248-644-0044	Require inspection for every new tenant - leasing; new construction and major renovation require C of O
Birmingham	248-530-1800 ext. 1	Yes-new const. If vacant, require c of re-occupancy part of vacant ordinance fees ($152.50) to insp & re-register vacant prop - normal sales do not
Bloomfield Hills	248-644-1520 ext. 25	if vacant for 30 or more days, must be re-inspections and new certificate issued. Not on regular sales
Bloomfield Twp.	248-433-7702	If open building permit, change of use or tenant for commercial yes - normal sales do not
Brandon Twp.	248-627-4916	vacant - safety code permit $250
Brighton	810-227-1911	Only on the first build, not on resale. On major renovation may require.
Brighton Twp. - Now done by Howell	810-229-0550	Only require for commercial, applies to leases
Brownstown Twp.	734-675-0166	Certificate of Compliance for vacant and rental, not on general sales
Canton	734-394-5200 ext. 1	only new construction, not resale
Centerline	586-757-6800	Any time prop sells - priv, foreclosure, bank,SS- require city certification, fix1st or buy "as is", $250 for inspection
Chesterfield Twp.	586-949-0400 ext. 22	For new construction yes; need cert of compliance for foreclosed homes $250 inspection
Clarkston (done by springfield)	248-634-1335	Only if re-build, not on general sale or re-fi
Clawson	248-435-4500 ext. 4	Yes - any vacant property $175, need utilities before insp., then correct violations. Not required on regular sales
Clinton Twp	586-286-9323	only when building is brand new
Commerce Twp	248-960-7060	Only on the first build, major renovations - not on resale
Dearborn	313-943-2157	Yes $200 on sales inspections, $250 for 2 family; ordered when property up for sale, buyer come in & sign sales agreement if buying as is -
		$295 non refundable for sales agreement.
Dearborn Hts.	313-791-3470	Yes for all sales, Inspection $200
Detroit www.detroitmi.gov	313-628-2451	No longer require pre-sale inspection unless Land Bank. Only required for 3 or more unit homes asof11/14.
Dexter Twp. (Chelsea Area Const)	734-475-4420	New construction & major renovation only.Cover 6 Townships (was formerly Washtenaw Co.) Chelsea, Dexter, Lima, Linden, Sharon, Sylvan
Eastpointe	586-445-5010 ext. 2203/2214	Must be occupied within 45 days of completion of Certificate of Compliance inspection - not for regular sales - depends on address (if vacant)
Ecorse	313-386-3636	Any sale requires inspection and C of O - $180 - owner occupied
Farmington	248-474-5500 ext. 6	$150 Require for foreclosed homes - not on general sale - need inspect before sale & occupancy
Farmington Hills	248-871-2540	Not for residential, only commercial or new construction
Fenton	810-629-2261	When ordering water on, will address if issues but don't require C of O on residential sales
Ferndale	248-546-2366 ext. 4	New business yes, not required for any residential
Flat Rock	734-782-0445	If vacant, need inspection and require c of o $400 SF- normal sales do not require anything
Fowlerville	517-223-3771	Issued through Livingston County
Franklin	248-626-9666	If vacant for over 90 days, require inspection - $150 1 safety inspections, normal sales do not unless open permit
Fraser	586 293-3920 ext. 2 -152	Only if Property abandoned or foreclosed is registered as such. C of O on new construction. No inpsections prior to close in normal sale.
Garden City	734-793-1650	Do not require at closing, but can not occupy with out one, can buy as is, do repairs and get of C of O $200 inc 1 & re-inspection (2),
Genoa Twp.	810-227-5225	Done through Livingston County - new construction
Gibralter(governed by Trenton)	734-675-8251 ext,1	Full housing inspection required $210 as of 1/1/18
Green Oak Twp	810-231-1333 ext. 109	Do not require except in new construction - permit
Grosse lie	734-676-4422 ext. 226	only new construction
Grosse Pointe	313-885-5800 Lois	Yes $150 single, $50 each additional. If has current certificate, no charge - good for 3 years.
Grosse Pointe Farms	313-885-6600 Donna	Required for all sales and leases $150 inspection fee residential & commercial
Grosse Pointe Park	313-822-6200 ext. 1	$125 Inspect prior to close, fix violations for conditional certificate. Or correct violations prior to closing & get full C of 0. Bond on violations.
Grosse Pointe Shores	313-881-6565	Not for sales unless new construction, just for rentals - $150
Grosse Pointe Woods	313-343-2426 Sue	Yes for all sales and rentals $150 w/ 2 city inspections (more if it fails 2 inspections). If vacant and not aggressive to sell -$200 year.
Hamburg Twp.	810-231-1000	Issued through Livingston County
Hamtramck	313-876-7700 ext. 296 Brianna	No pre-sale inspeptions anymore
Harper Woods	313-343-2500 ext. 526	Yes $200 inspection for any sale. $50 to re-inspect if no show; $10 for copy. Transferable for 1 year.
Hartland	810-632-7498	only new construction - through Livingston County (517-579-9513)
Hazel Park	248-546-4075	Don't issue C of 0
Highland Park	313-252-0050 ext. 234	Currently apply at state for building permit. They are beginning inspection before sale, working on establishing fees.
Highland Twp	248-887-3791 ext. 8 131	Do not require on a sale or rental, just new construction, permits or additions
Holly	248-634-9571	only if permit pulled for work done, not on general sale
Howell	517-546-3861 Tim	only if brand new build or construction where they needed to move out, not on general sale

Huntington Woods	248-541-4300	Do not require - houses are sold "as is"
Huron Twp.	734-753-4466 ext. 1	Yes, New construction always. All resales require building & plumbing inspection & CO test on furnace, $200 fee
Independence Twp	248-625-5111 ext. 2	Do not require, except new construction
Inkster	313-563-7716	Pre-sale inspection $200, Seller can start certificate, and transfer to new owner, Must have list tick or PA, post bond $225. New buyer gets $200 back after 6 mo if everything taking care
Keego Harbor	248-682-1930	New construction with permits. Abandoned need Cert of Compliance when sold before occupancy. $400 total
Lake Orion / Orion	248-391-0304	Only do the original building permit
Lathrup Village	248-557-2600 ext. 0 (222)1006	Do not require, except new construction or condemned properties
Lincoln Park	313-386-1800 ext. 2	Yes, all resale properties require $150 exterior inspection. Can do "As Is" affidavit for Temporary Certificate & then get Certificate of Approval (website)
Livingston County	517-546-3240	For all new buildings C of 0. Do inspections additions, major renovations, Covers whole county (not Brighton, Howell city or Green Oak Twp.)
Livonia	734-466-2580	No city certs for regular sale, just new construction
Lyon Twp.	248-437-2252	Only on new construction
Macomb Twp.	586-992-0710 ext. 2 ext. 1	Just new construction and for foreclosures * Will be changing some policies but not owner to owner sales
Madison Hts.	248-583-0831	New construction or if aware of substantial damage to home. $25. Not on resale of home unless city has revoked C of 0
Melvindale	313-429-1060	Require before closing takes place, either temporary, full C of O or waiver of compliance to purchase SF $195 for inspec, Min $500 escrow dep.
Milford	248-684-1515	Do not require, only on construction, any building permit
Milford Twp	248-685-8731	Do not require, except new construction
Mt. Clemens	586-469-6818 ext. 2	Vacant homes over 30 days require C of 0. $160 for inspection
Northfield Twp.	734-449-2880	New construction only, or if home purchased requires 50% re-building
Northville	248-449-9902	Do not require, except new construction
Northville Twp	248-348-5830	Do not require, except new construction or commercial
Novi	248-347-0456	Do not require, except new construction
Oakland Twp.	248-651-6930 ext. 505	New construction only
Oak Park	248-691-7450	Do not require - houses are sold "as is"
Orchard Lake Village	248-682-2400 ext. 1	New construction or major renovation. Commercial always requires.
Orion Twp.flake Orion	248-391-0304 ext. 6	New construction only
Ortonville	248-627-4976	New construction or various permit work $10. Commercial - when building changes hands
Oxford Twp.	248-628-9787	Only if a permit is pulled - new or renovation
Pinckney/Putnam Twp.	734-878-6206	Issued through Livingston County
Pleasant Ridge	248-541-2901	New construction only
Plymouth	734-453-1234	Require on new construction or major renovation
Plymouth Twp	734-453-3840 ext. 5	New construction only or Commercial
Pontiac	248-758-3000 ext. 3 3	New construction get C of O after completion. Reg. vacants need property maintenance $200
Redford	313-387-2680 ext. 2	Vacant properties - 30 days or more $300, New construction, major renovation.
River Rouge	313-842-4209	Sale inspection first on any sale:vacant, new, SS, regular $200. Multi-fam add $75 per unit
Rochester	248-651-4470	New construction or vacant rental (need for new tenants) - done through fire dept
Rochester Hills	248-656-4615	Do not require on a sale, just new construction
Rockwood	734-379-9496	$300 for inspections prior to any sale. If buyer assumes, $1000 deposit get back after violations corrected.
Romulus	734-942- 7550	City insps $200 prior to any sale. Seller can get transferabble C of O if no issues. If buying "as is" need letter to close from city & post bond (min $200.) buyer can get temporary, C of O after sale. Then inspector comes out and approves to move in and get full C o f 0.
Roseville	586-445-5450	If home is vacant and red tagged, needs $200 inspection and C of O before they can be occupied
Royal Oak	248-246-3210	Do not require, except new construction
Salem	248-349-1690	Do not require, except new construction or major renovation
Shelby Twp.	586-731-5969	New construction and if an addition to property
Southfield	248-796-4100	Vacant require cert of compliance Reg $340, set inspection, fee for more appts (at least 30 days), commercial is required - as well as ALL sales on every property
Southgate	734-258-3030	New Construction, no inspections on regular sale, just on rentals
South Lyon	248-437-5255	Do not require, except new construction
Springfield Twp.	248-846-6517	Required for new construction or commercial
St. Clair Shores	586-445-5200 ext. 1	Do not require cert upon purchase unless vacant over a year (registered and inspected) or a prior rental property - $150
Sumpter Twp.	734-461-6201 ext. 6	Yes for all sales $150 for re-sale for Certificate of Occupancy - pay first then schedule- Inspections T & Th 11-5.
Superior Twp	734-482-6099	Do not require, except new construction
Taylor	734-374-1348	Yes residential $200 to **occupy** home but not needed just to close,(must do 2 inspection) and commercial property $400
Trenton	734-675-8251 ext. 1	Need resale inspection $210, buyer can assume repairs, sign letter in lieu $100 (24 hr notice), get temp cert. May need reinspection
Troy	248-524-3344	Only for commercial, never on residential sales except new construction
Van Buren	734-699-8913	Do not require on resale, just new construction
Walled Lake	248-624-4847	For major renovation residential & new construction, and always commercial
Warren	586-574-4504	City cert on vacant homes - if posted $300, need inspection prior to being occupied - but not to sell
Washington Twp.	586-786-0010 ext. 2 1	C of O fee on new construction
Waterford Twp	248-674-6250	Only on new construction or major renovation
Wayne	734-728-9100	Cert of Compliance needed on all sales - $300 city cert and rentals every 3 years. C of O required new building business.
West Bloomfield Twp	248-451-4842	bank owned or vacant 30 days or more require registration & Inspection $425- not general resale
Westland	734-467-3212	Always require: $180 single family

White Lake Twp	248-698-3300 ext. 2 Skip	Do not require, except new construction or commercial
Wixom	248-624-0880	New construction only, do have rental ordinance - require license and rental certification
Wolverine Lake	248-624-1710	When building permit is pulled and work completed, fees included in permit. Other sales home sold "as is"
Woodhaven	734-675-4930	Always require resale inspection $200 up front, violations must be corrected before occupancy for C of O
Wyandotte	734-324-4500 ext. 2	Any sale transfer (Cert of Approval) or rental require Inspection (Cert of Compliance)- $196, may already have, valid 5 years -can transfer on sales.
Ypsilanti	734-482-1025 ext. 1	Rental inspections every two years, for certificate of Compliance, sometimes major renovation. C of O commercial
Ypsilanti Twp	734-485-3943	New construction or destroyed by act of nature not normal sales
	*****Please confirm with local municioalities to get the latest uo to date information.*****	