

Real Estate Fair – Municipal Search / CO Search Process

A municipal search is done to uncover issues, if any, that a property has with the Town of Wappinger. These can include outstanding building permits and code violations.

Things that are looked and reviewed:

- Address number that is visible from the street
- Property information is searched through Assessor's records, MLS, and public listings, and the building department files
- An Inspection is made of the exterior property
- The following are some items that are looked at:
 - Central air/heat pumps, hot tub, Intex pool, sheds, decks (including freestanding, ground level decks), roof overhangs, portable generator and EV charger outlets, outdoor kitchens with electric and gas, and any un-permitted structures

If the property is connected to Town sewer an appointment is needed for an inspection inside the house to determine if there is a sump pump is illegally connected to the Town sewer

While looking for a sump pump in the basement or garage anything visible is subject to inspection including the following:

- New or replaced mechanicals, finished basement, bathroom etc.

After the search is complete either:

- a. No violation found – a no violation municipal search is sent to the requesting abstract company
- b. Violation found – an order to remedy violation letter is sent to the homeowner and the municipal search letter with violation sent to the requesting abstract company

Our office receives the municipal search request right before the closing date. This could become a problem if violations are found and can take long to correct.

REMEMBER: THERE IS NO SUCH THING AS "GRANDFATHERING"