

Borough of Wildwood Crest
Office of Land Use
6101 Pacific Avenue, Wildwood Crest, NJ 08260
Phone (609) 729-5152 Fax (609) 729-7089 www.wildwoodcrest.org

INFO SHEET

Certificate of Zoning Use Compliance

- Purpose: to inform sellers and prospective buyers of the permitted use on a property and applicable zoning regulations before purchasing.
- Ordinance No. 1011 requiring certificate became effective on July 11, 2006. The Zoning Office will begin enforcement for any transfers after July 21st.
- The certificate can be applied for by buyer, seller, or their representative.
- Not required for new construction for which a Certificate of Occupancy has been issued within the past 18 months.
- **Fee** is \$50 if requested more than 10 days in advance, \$70 if requested 4-9 days, and \$125 if requested less than 4 days .
- Certificate must be obtained prior to transfer of title.
- The Certificate is valid for 18 months after the date of issue.
- All persons that transfer title without obtaining a Certificate of Zoning Use Compliance, shall be subject to violation and penalties pursuant to Section 86-8 of the *Code of the Borough of Wildwood Crest*.
- Application Process: Submit application, fee, and land survey of the property (if available) to Office of Land Use at the above address. Please send to the attention of Linda Adams, Land Use Secretary. The Zoning Officer will review your application and public records in the Municipal Building to make a determination. An on-site inspection may be necessary if no survey is available or inadequate public records exist to make a determination. A Certificate of Zoning Use Compliance will be issued with a copy distributed to applicant, buyer and seller prior to settlement date.

(Rev 12-04-06)