

2025 Cuyahoga County Point of Sale List

City of Bay Village:

Phone: 440-899-3400

Address: 350 Dover Center Road

Required: Yes - for vacant properties only

Fee: N/A

City of Beachwood:

Phone: 216-292-1914

Address: 2700 Richmond Road

Required: No

Fee: N/A

City of Bedford:

Phone: 440-735-6530

Address: 65 Columbus Road

Required: No - but a Certificate of Transfer is required

Fee: \$50 - single family

\$75 - two family

\$25 - apartment

City of Bedford Heights:

Phone: 440-786-6530

Address: 5665 Perkins Road

Required: Yes - property cannot transfer until Occupancy Permit is issued, if not, complete funds will be escrowed.

Dye Test is also required for residential

Septic Inspection also required if applicable

Fee: \$150 - interior, exterior and dye test

\$350 - septic inspection (if applicable)

\$50 - occupancy permit (after compliance)

Village of Bentleyville:

Phone: 440-247-5055

Address: 6253 Chagrin River Road

Required: No

Fee: N/A

City of Berea:

Phone: 440-826-5812

Address: 11 Berea Commons

Required: No -Certificate of Occupancy required for multi-unit buildings on an annual basis. Violations may be issued prior to granting the occupancy certificate.

Fee: \$15 per dwelling unit with a cap of \$800.

Village of Bratenahl:

Phone: 216-681-3706

Address: 411 Bratenahl Road

Required: No - Certificate of Occupancy prior is required for a property sale but the inspection is optional and can be declined.

Fee: \$50 - payable by checks only

City of Brecksville:

Phone: 440-526-2630

Address: 9069 Brecksville Road

Required: No - unless home has septic then a septic inspection is required

Fee: \$350 - septic inspection

2025 Cuyahoga County Point of Sale List

City of Broadview Heights:

Phone: 440-526-6864

Address: 9543 Broadview Road

Required: No - unless home has septic then a septic inspection is required

Fee: \$350 - septic inspection

City of Brooklyn

Phone: 216-635-4201

Address: 7619 Memphis Avenue

Required: No

Fee: N/A

Village of Brooklyn Heights:

Phone: 216-749-4300

Address: 345 Tuxedo Avenue

Required: Yes - both interior & exterior

Fee: \$50 - residential

Village of Brooklyn Heights:

Phone: 216-749-4300

Address: 345 Tuxedo Avenue

Required: Yes - both interior & exterior

Fee: \$50 - residential

City of Brook Park:

Phone: 216-433-7412

Address: 6288 Kolthoff Road

Required: Yes - referred to as a Re-Occupancy Inspection. Occupancy permit also required

Fee: \$60 - 1-3 family home

\$30 - condo

\$100 - commercial property

Township of Chagrin Falls:

Phone: 216-408-8823

Address: 83 N Main Street

Required: No

Fee: N/A

Village of Chagrin Falls:

Phone: 440-247-5050

Address: 21 W. Washington Street

Required: No

Fee: N/A

City of Cleveland:

Phone: 216-664-2000

Address: 601 Lakeside Avenue

Required: Yes - vacant homes and buildings (exterior only) & a Certificate of Disclosure is required for all properties

Fee: \$60 - Certificate of Disclosure

\$70/ unit - vacant properties 1-3 units

City of Cleveland Heights:

Phone: 216-291-4444

Address: 40 Severance Circle

Required: Yes - both interior & exterior Escrow holds letter (125%) for Class A violations assumption

Fee: \$200 - single family

\$50 - for each additional unit

2025 Cuyahoga County Point of Sale List

City of Cuyahoga Heights:

Phone: 216-641-7020

Address: 4863 East 17th Street

Required: Yes - both interior & exterior

Fee: \$150 - single family

\$200 - two family

\$250 - three family

\$300 - four family

City of East Cleveland:

Phone: 216-681-2082

Address: 13601 Euclid Avenue

Required: Yes - both interior & exterior

Fee: \$150 - single family

\$50 - for each additional unit

City of Euclid:

Phone: 216-289-8127

Address: 585 East 22nd Street

Required: Yes - exterior only

Fee: \$225 - single family

\$100 - homestead exempt home

\$260 - duplex (single parcel)

\$225 + \$35/unit - multi-unit building

fee refunded if relocating within Euclid

City of Fairview Park:

Phone: 440-356-4405

Address: 20777 Lorain Road

Required: No

Fee: N/A

City of Garfield Heights:

Phone: 216-475-3835

Address: 2077 Turney Road

Required: Yes - exterior only

A Buyer's Acknowledgement Form must be completed, notarized & the original copy returned to the office

If there are violations that the buyer is assuming, an "Affidavit" must also be completed, notarized & the original copy returned to the office

Fee: \$200 - residential

\$300 - commercial

City of Gates Mills:

Phone: 440-423-4405

Address: 1470 Chagrin River Road

Required: No - unless home has septic then a septic inspection is required

Fee: \$350 - septic inspection

Village of Glenwillow

Phone: 440-232-8788

Address: 29555 Pettibone Road

Required: No

Fee: N/A

City of Highland Heights:

Phone: 440-442-7403

Address: 5827 Highland Road

Required: No

Fee: N/A

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Village of Highland Hills:

Phone: 216-283-3000

Address: 3700 Northfield Road

Required: Yes - both interior & exterior

Fee: \$25 - single family

\$20 - for each additional unit

Village of Hunting Valley

Phone: 440-247-2805

Address: 38251 Fairmount Boulevard

Required: Yes - interior & exterior

If home has a septic then a septic inspection is also required

Fee: \$350 - septic inspection

N/A - for inspection

City of Independence:

Phone: 216-524-3853

Address: 6800 Brecksville Road

Required: No

Fee: N/A

City of Lakewood:

Phone: 216-529-6270

Address: 12650 Detroit Avenue

Required: Yes - only on non-owner occupied rental properties (rented in the last 24 months)

This is an interior & exterior inspection

Fee: \$50 - 1-3 unit dwellings

\$75 - condo

\$75 - 4 units and up dwellings

City of Linndale:

Phone: 216-251-6000

Address: 4016 W 119th St

Required: Yes - interior & exterior

Inspection & occupancy certificate required

Fee: Varies contact city hall (ask for Mike) for associated fees

City of Lyndhurst:

Phone: 440-473-5108

Address: 5301 Mayfield Road

Required: No

Fee: N/A

City of Maple Heights:

Phone: 216-663-4094

Address: 5353 Lee Road

Required: Yes - seller choice of exterior only or interior & exterior

Occupancy permit required

Fee: \$110 - single family

\$160 - two units

\$220 - three units

\$320 + \$100 for each unit - 4+ units

\$150 - for the occupancy permit

City of Mayfield Heights:

Phone: 440-442-2626

Address: 6154 Mayfield Road

Required: Yes - exterior only (condos and cluster homes are exempt)

Fee: \$100

2025 Cuyahoga County Point of Sale List

Mayfield Village

Phone: 440-461-2210

Address: 6622 Wilson Mills Road

Required: No - unless home has septic then a septic inspection is required

Fee: \$350 - septic inspection

City of Middleberg Heights:

Phone: 440-234-8811

Address: 15700 Bagley Road

Required: No - unless home has septic then a septic inspection is required

Fee: \$350 - septic inspection

City of Moreland Hills:

Phone: 440-248-1188

Address: 4350 SOM Center Road

Required: Yes - both exterior & interior
If home has a septic then a septic inspection is also required & well inspection required if property uses a private well for potable water

Fee: \$50 - owner occupied dwelling

\$100 - rental dwelling

\$100 - vacant dwelling

\$350 - septic inspection

\$75 - well inspection

City of Newburgh Heights:

Phone: 216-641-4654

Address: 4071 East 49th Street

Required: Yes - both interior & exterior
Vacant properties must be registered

Fee: \$150 - single family

\$50 - for each additional unit

\$100 - vacant property registration

City of North Randall:

Phone: 216-587-9281

Address: 2193 Miles Road

Required: Yes - interior & exterior
Occupancy permit required

Fee: \$100 - residential

\$50 - apartment

City of North Randall:

Phone: 440-582-3000

Address: 11545 Royalton Road

Required: No

Fee: N/A

Oakwood Village:

Phone: 440-232-9980

Address: 24800 Broadway Avenue

Required: Yes - exterior only, interior by request of seller

Occupancy permit required

Fee: \$50 - point of sale inspection

\$25 - residential occupancy permit

\$100 - commercial

City of Olmsted Falls:

Phone: 440-235-1055

Address: 26100 Bagley Road

Required: No

Fee: N/A

Olmsted Township:

Phone: 440-235-4225

Address: 7900 Fitch Road

Required: No

Fee: N/A

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2025 Cuyahoga County Point of Sale List

Village of Orange:

Phone: 440-498-4400

Address: 4600 Lander Road

Required: Yes - smoke detectors only
If the home is on a well and/or septic, the seller must have the systems inspected

Fee: \$50 - inspection
\$350 - septic inspection
\$75 - well inspection

City of Parma:

Phone: 440-885-8030

Address: 6611 Ridge Road

Required: No

Fee: N/A

City of Parma Heights:

Phone: 440-885-8030

Address: 6281 Pearl Road

Required: No

Fee: N/A

City of Pepper Pike:

Phone: 216-896-6134

Address: 28000 Shaker Blvd

Required: No - occupancy permit required

Fee: \$100

City of Rocky River:

Phone: 440-331-0600

Address: 21012 Hilliard Blvd

Required: No

Fee: N/A

City of Richmond Heights:

Phone: 216-383-6312

Address: 457 Richmond Road

Required: Yes - exterior only
If a property was built in 1990 or earlier, and was not sold within the last 5 years a dye test will be required

Fee: N/A

City of Seven Hills:

Phone: 216-524-4427

Address: 7325 Summit View Drive

Required: No - unless home has septic then a septic inspection is required

Fee: \$350 - septic

City of Shaker Heights:

Phone: 216-491-1470

Address: 7325 Summit View Drive

Required: Yes - interior & exterior
If buyer is assuming violations, the buyer or seller must submit an itemized estimate of the remaining repairs that was prepared by a registered contractor. The escrow amount will be 150% of the estimate for repairs

Fee: \$150 - condo
\$200 - single family
\$300 - two unit dwelling
\$200+\$50 for each unit - 3+ unit dwelling

City of Solon:

Phone: 440-248-1155

Address: 34200 Bainbridge Road

Required: No

Fee: N/A



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City of South Euclid:

Phone: 216-381-0400

Address: 1349 South Green Road

Required: Yes - only vacant homes, referred to as the vacant home registration & inspection (exemptions are granted if applied for)

If the violations are not corrected prior to the transfer of the property, the buyer must complete and submit an Assumption of Violations form to the Housing Department.

Any "Class A" violations will require an escrow account to be established. Escrow amount is 100% of what the city determines.

Occupancy permit is required after violations are complete

Fee: \$200 - occupancy permit

City of Strongsville:

Phone: 440-580-3105

Address: 16099 Foltz Industrial Pkwy

Required: No

Fee: N/A

City of University Heights:

Phone: 216-932-7800

Address: 2300 Warrensville Center Road

Required: Yes - interior & exterior

If buyer(s) are assuming violations then the buyer(s) must sign an "assumption form," and the funds must be escrowed to cover the cost of correction of any outstanding violations

Fee: \$250 - single family

\$300 - two unit dwelling

City of Valley View:

Phone: 216-524-6511

Address: 457 Richmond Road

Required: No

Fee: N/A

City of Valley View:

Phone: 216-524-6511

Address: 457 Richmond Road

Required: No

Fee: N/A

Village of Walton Hills:

Phone: 440-232-7800

Address: 7595 Walton Road

Required: No

Fee: N/A

City of Warrensville Heights:

Phone: 216-587-1230

Address: 4743 Richmond Road

Required: Yes - interior & exterior

If the buyer is assuming the point of sale violations then an escrow account of 150% of the repairs estimate shall be established
Occupancy permit required - if it is going to be owner-occupied then the city can issue the occupancy permit, however if it is going to be a rental property, then the city requires an occupancy permit

Fee: \$100 - residential

\$30 - per unit & for condos

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City of Westlake:

Phone: 440-617-4105

Address: 27700 Hilliard Boulevard

Required: No

Fee: N/A

Village of Woodmere

Phone: 216-831-9511

Address: 27899 Chagrin Boulevard

Required: Yes - interior & exterior

If the buyer assumes any violations then an escrow account must be established for all "Class A" violations at a 150% of the estimate

Fee: \$100



Disclaimer: All information was obtained by Infinity Title Agency. We strive to provide the most accurate and up-to-date information; however, city regulations and requirements are subject to change. While we believe the information provided is accurate, we cannot guarantee its completeness or accuracy. Additionally, some cities may have additional requirements, such as rental property registrations. For the most current and detailed information, please contact the appropriate city's building department.

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