

2026 CUYAHOGA COUNTY POINT OF SALE LIST

****CUYAHOGA COUNTY BOARD OF HEALTH REQUIREMENT FOR SEPTIC- SEE LAST PAGE****

City of Bay Village:

Phone: 440-899-3400

Address: 350 Dover Center Road

Point of Sale: No

Occupancy Permit: No

Rental Registration: Yes

Annual Fee: \$100

Vacant Property: Certificate of compliance issued after inspection for all vacant properties. \$200 fee, both interior & exterior inspection. Escrow Requirement \$1000 & equal to cost of repairs

City of Beachwood:

Phone: 216-292-1914

Address: 2700 Richmond Road

Point of Sale Required: No

Occupancy Permit: Yes

Permit Fee: \$50

Rental Registration: Yes

Annual Fee: \$1000

Rental Inspection: Yes

City of Bedford:

Phone: 440-735-6530

Address: 65 Columbus Road

Point of Sale Required: No

Occupancy Permit: No

Rental Registration: Yes, rental license is also required.

Annual Fee: \$150.00, \$50.00 per suite in a structure with four or more apartments

Rental Inspection: Yes

City of Bedford Heights:

Phone: 440-786-3237

Address: 5661 Perkins Road

Point of Sale Required: Yes (Exterior only required - interior can be requested)

Fee: \$150

Escrow Requirements: 100% of the estimated amount will need to be held with title company. Escrow hold letter required.

Occupancy Permit: Yes (obtained by buyer)

Permit Fee: \$50

Rental Registration: Yes

Annual Fee: \$50 rental license

Rental Inspection: Yes - \$100 fee

Village of Bratenahl:

Phone: 216-681-3706

Address: 411 Bratenahl Road

Point of Sale Required: No

Occupancy Permit: Yes for new construction

Rental Registration: Yes, occupancy permit

Annual Fee: \$25/ residential unit

Rental Inspection: Yes

City of Berea:

Phone: 440-826-5812

Address: 11 Berea Commons

Point of Sale Required: No

Occupancy Permit: For multi-unit buildings on an annual basis.

Rental Registration: Yes

Fee: 1 & 2 units: \$60, 3+ units \$15 per unit

Rental Inspection: Yes

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City of Brecksville:

Phone: 440-526-2630

Address: 9069 Brecksville Road

Point of Sale Required: No – unless home has septic then a septic inspection is required

Fee: \$350 – septic inspection

Occupancy Permit: Yes (new construction)

Rental Registration: Yes

City of Broadview Heights:

Phone: 440-526-6864

Address: 9543 Broadview Road

Point of Sale Required: No – unless home has septic then a septic inspection is required

Fee: \$350 – septic inspection

Occupancy Permit: Yes (new construction)

Rental Registration: Yes

Fee: \$100.00 for single- or multi-family (2-3 units); \$50.00 for a two family if the owner is living in one of the units; and \$100.00 for each apartment or multi-family building (4 or more units) plus \$50.00 for each apartment or multi-family unit.

Inspection: Yes every 3 years

City of Brooklyn

Phone: 216-635-4203

Address: 8000 Memphis Avenue

Point of Sale Required: No

Occupancy Permit: Yes – commercial change of occupancy only.

Rental Registration: Yes

Fee: 1-3 units: \$100.00, 4 or more units: \$100.00 plus \$25.00 per unit to a maximum of \$3,000.00

Village of Brooklyn Heights:

Phone: 216-749-4300

Address: 345 Tuxedo Avenue

Required: Yes, interior and exterior

Fee: \$50.00, \$25.00 for any subsequent inspections requested by the same owner

Occupancy Permit: Yes

Fee: \$100

Rental Registration: Yes

Fee: \$35, every 5 years

Inspection: Yes

City of Brook Park:

Phone: 216-433-7412

Address: 6288 Kolthoff Road

Required: Yes – exterior only

Fee: \$60 – 1-3 family home

\$30 – condo

\$100 – commercial property

Occupancy Permit: Yes (new construction or renovated properties)

Rental Registration: Yes

Annual Fee: \$100, \$300 after March 1st

Inspection: Yes

Village of Chagrin Falls:

Phone: 440-247-5050

Address: 21 W. Washington Street

Point of Sale Required: No

Occupancy Permit: No

Rental Registration: Short term only

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Township of Chagrin Falls:

Phone: 216-408-8823

Address: 83 N Main Street

Point of Sale Required: No

Occupancy Permit: No

Rental Registration: No

City of Cleveland:

Phone: 216-664-2000

Address: 601 Lakeside Avenue

Point of Sale Required: No

Fee: \$60 - Certificate of Disclosure
\$70/ unit - vacant properties 1-3 units

Occupancy Permit: Yes

Fee: \$150 (all new buildings, change-in-use or occupancy)

Rental Registration: Yes

Annual Fee: \$70 /residential rental, \$100 late fee

Note: Lead Safe Certificate Required

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

Occupancy Permit: Yes

Fee: N/A

Rental Registration: Yes

Annual Fee: \$100/ unit

Inspection: Yes

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

Escrow Requirements: Class A violations, escrow must be no less than \$1000 or equal to 125% of the estimated cost of repairs

Occupancy Permit: Yes, for rental properties
Fee: \$200 for the 1st Rental unit, \$50 for the second, and \$25 for each additional rental unit with max of \$1225

Rental Registration: Yes

Annual Fee: \$50

Inspection: Yes every 5 years

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

Occupancy Permit: Yes

Rental Registration: Yes

Annual Fee: \$50 each unit in a multi-occupancy thereafter shall be \$25

2026 CUYAHOGA COUNTY POINT OF SALE LIST

City of Euclid:

Phone: 216-289-8127

Address: 585 East 22nd Street

Point of Sale Required: Yes - exterior only,
interior is optional

Fee: \$225

Rental Registration: Yes

Annual Fee: \$200

Inspection: No

Vacant Property Requirements: Yes,
registration is required with an annual fee of
\$200. Inspection required.

City of Fairview Park:

Phone: 440-356-4405

Address: 20777 Lorain Road

Point of Sale Required: No

Occupancy Permit: Yes

Fee: \$75

Rental Registration: Yes

Annual Fee: \$100

Inspection: Yes

City of Garfield Heights:

Phone: 216-475-3835

Address: 2077 Turney Road

Required: Yes - exterior only

Fee: \$200

Occupancy Permit: Yes (compliance doc)

Fee: N/A

Rental Registration: Yes

Annual Fee: \$200 & \$150 late fee

Inspection: Exterior Inspections

City of Gates Mills:

Phone: 440-423-4405

Address: 1470 Chagrin River Road

Point of Sale Required: Yes, Certificate of
Inspection Required. Septic Inspection also
required

Fee: \$350 - septic inspection

Occupancy Permit: Yes

Rental Registration: Yes

Village of Glenwillow

Phone: 440-232-8788

Address: 29555 Pettibone Road

Point of Sale Required: No

Occupancy Permit: No

Rental Registration: Yes

Annual Fee: \$100/ rental unit

Inspection: Exterior Only

City of Highland Heights:

Phone: 440-442-7403

Address: 5827 Highland Road

Point of Sale Required: No

Occupancy Permit: Yes (new construction)
Fee: \$100

Rental Registration: Yes

Annual Fee: \$100

Inspection: Exterior required, interior optional

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Village of Highland Hills:

Phone: 216-283-3000

Address: 3700 Northfield Road

Point of Sale Required: Yes – both interior & exterior

Fee: \$25 – single family, \$20 – for each additional unit

Occupancy Permit: Yes

Fee: \$40 – single Family, \$50- commercial

Rental Registration: Yes

Annual Fee: \$25 & \$20 for each additional unit

Inspection: Yes for general safety issues, smoke & carbon monoxide alarms

Village of Hunting Valley

Phone: 440-247-2805

Address: 38251 Fairmount Boulevard

Point of Sale Required: Yes – interior & exterior
If home has a septic then a septic inspection is also required

Fee: \$350 – septic inspection
N/A – for inspection

Occupancy Permit: Yes, issued after passing POS

City of Independence:

Phone: 216-524-3853

Address: 6800 Brecksville Road

Point of Sale Required: No

Occupancy Permit:

Rental Registration: Yes

Annual Fee: \$25

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, Commercial – \$75

Occupancy Permit: Certificate Code of Compliance (for rental properties)
Fee: N/A paid with the inspection fee

Rental Registration: Yes

Inspection: Yes every 3-4 years

City of Linndale:

Phone: 216-251-6000

Address: 4016 W 119th St

Point of Sale Required: Inspection may be done via city or by another party – must show proof of inspection. Call for details – ask for Mike.

Occupancy Permit: Yes

Rental Registration: Yes

Inspection: Yes

City of Lyndhurst:

Phone: 440-473-5108

Address: 5301 Mayfield Road

Point of Sale Required: No

Occupancy Permit: Yes (new construction)
Fee: \$50 – residential, \$100 – commercial

Rental Registration: Yes

Annual Fee: \$100

Inspection: Every 3 years

2026 CUYAHOGA COUNTY POINT OF SALE LIST

City of Maple Heights:

Phone: 216-663-4094

Address: 5353 Lee Road

Point of Sale Required: Yes – exterior required, interior optional

Fee: \$110 – single family

\$160 – two units

\$220 – three units

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

Occupancy Permit: Yes

Fee: \$110

Escrow Requirements: Repair estimate must be submitted & approved. Proof of 100% escrow being held by title company or lender required.

Rental Registration: Yes

Annual Fee: \$75

Inspection: Yes, every time a tenant moves out or before a new tenant moves in

City of Mayfield Heights:

Phone: 440-442-2626

Address: 6154 Mayfield Road

Point of Sale Required: Yes – exterior only

Fee: \$100

Escrow Requirements: The amount is set on a case-by-case basis. Escrow funds are required when violations remain at the time of title transfer.

Occupancy Permit: Yes

Rental Registration: Yes

Annual Fee: \$100 per rental unit

Inspection: Yes – exterior every 3 years

Mayfield Village

Phone: 440-461-2210

Address: 6622 Wilson Mills Road

Point of Sale Required: No

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

Occupancy Permit: Yes, commercial only

Rental Registration: Yes

Inspection: Yes exterior only

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

Occupancy Permit: Yes – new construction

Rental Registration: Yes

Annual Fee: \$100 initially, renewal \$75

Vacant Property: More than 6 months need to be inspected & registered

2026 CUYAHOGA COUNTY POINT OF SALE LIST

City of Newburgh Heights:

Phone: 216-641-4654

Address: 4071 East 49th Street

Required: Yes - both interior & exterior

Fee: \$150 - single family

\$50 - for each additional unit

Occupancy Permit: Yes

Rental Registration: Yes

Annual Fee: \$150

Inspection: Yes at the time of registration or renewal or upon change of tenants

Vacant Property: Must register within 60 days of being vacant. \$100 Fee for registration

City of North Olmsted::

Phone: 440-582-3000

Address: 11545 Royalton Road

Point of Sale Required: No

Occupancy Permit: Yes - given on any new residential home

Rental Registration: Yes

Fee: \$60 - single family, +\$20 for additional unit

Inspection: Yes - annually

City of North Randall:

Phone: 216-587-9281

Address: 2193 Miles Road

Required: Yes - interior & exterior

Fee: \$100 - residential

Escrow Requirements: 1 ½ times the estimate for repairs

Occupancy Permit: Yes

Fee: \$100

Rental Registration: No

City of North Royalton:

Phone: 440-582-3000

Address: 11545 Royalton Road

Point of Sale Required: No

Occupancy Permit: Yes

Fee: \$50

Rental Registration: Yes

Annual Fee: Yes

Oakwood Village:

Phone: 440-232-9980

Address: 24800 Broadway Avenue

Point of Sale Required: Yes - exterior & interior

Fee: \$50

Occupancy Permit: Yes

Fee: \$10 (temporary), \$25(permanent)
By New Owners

Rental Registration: Yes

Annual Fee: \$10 (temporary), \$25(permanent)

City of Olmsted Falls:

Phone: 440-235-1055

Address: 26100 Bagley Road

Point of Sale Required: No

Occupancy Permit: Yes - non residential

Fee: Under 3000 sq. ft. - \$150, each
additional 1000 sq. ft -\$10 each

Rental Registration: No

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Olmsted Township:

Phone: 440-235-4225

Address: 7900 Fitch Road

Point of Sale Required: No

Occupancy Permit: yes - new construction

Rental Registration: No

Village of Orange:

Phone: 440-498-4400

Address: 4600 Lander Road

Point of Sale 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

Occupancy Permit: No

Rental Registration: No

City of Parma:

Phone: 440-885-8030

Address: 6611 Ridge Road

Point of Sale Required: No

Occupancy Permit: Yes

Rental Registration: Yes

Annual Fee: Varies

Inspection: Exterior

City of Parma Heights:

Phone: 440-885-8030

Address: 6281 Pearl Road

Point of Sale Required: No

Occupancy Permit: Yes

Fee: \$150

Rental Registration: Yes

Annual Fee: \$200

Inspection: Yes - yearly

City of Pepper Pike:

Phone: 216-896-6134

Address: 28000 Shaker Blvd

Point of Sale Required: No

Occupancy Permit: Yes - for new homes

Rental Permit: Yes

Annual Fee: \$101 every 2 years

City of Rocky River:

Phone: 440-331-0600

Address: 21012 Hilliard Blvd

Point of Sale Required: No

Occupancy Permit: yes - new construction

Rental Registration: Yes

Annual fee: \$50 - single family, \$80 - two family, \$100 - three or more

Inspection: Yes

2026 CUYAHOGA COUNTY POINT OF SALE LIST

City of Richmond Heights:

Phone: 216-383-6312

Address: 457 Richmond Road

Point of Sale 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

Occupancy Permit: yes – new construction

Rental Registration: Yes

Annual Fee: \$250 at registration, \$150/ year

City of Rocky River:

Phone: 440-331-0600

Address: 21012 Hilliard Blvd

Point of Sale Required: No

Occupancy Permit: yes – new construction

Rental Registration: Yes

Annual Fee: \$50 – one unit, \$80– two units, \$100– three units

Inspection: Yes

City of Seven Hills:

Phone: 216-524-4427

Address: 7325 Summit View Drive

Point of Sale Required: No

Occupancy Permit: Yes – new construction
Fee: \$50

Rental Registration: Yes

Annual Fee: \$100

Inspection: Yes

City of Shaker Heights:

Phone: 216-491-1470

Address: 7325 Summit View Drive

Point of Sale Required: Yes – interior & exterior

Fee: \$150 – condo

\$200 – single family

\$300 – two unit dwelling

\$200+\$50 for each unit – 3+ unit dwelling

Escrow Requirements: 150% of the estimated cost of repairs

Occupancy Permit: No

Rental Registration: Yes

Annual Fee: \$200 single family, \$100 per rental unit

Inspection: Yes – every 3 years

City of Solon:

Phone: 440-248-1155

Address: 34200 Bainbridge Road

Point of Sale Required: No

Occupancy Permit: yes for new construction

Rental Registration: Yes

Annual Fee: \$100 – single family, \$150 – 2 family
\$160 for 3 units plus \$30 / each dwelling

Inspection: Yes

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City of South Euclid:

Phone: 216-381-0400

Address: 1349 South Green Road

Point of Sale Required: Yes – exterior & interior – only vacant properties

Fee: \$200 – registration fee

Escrow Requirements: Depends on violations found

Occupancy Permit: Yes – for vacant properties – Issued after Inspection

Rental Registration: Yes

Annual Fee: \$200 single/ \$200 + \$150 each unit for multiple

Inspection: Initially on new rental, then every 3 years afterwards

City of Strongsville:

Phone: 440-580-3105

Address: 16099 Foltz Industrial Pkwy

Point of Sale Required: No

Occupancy Permit: only for commercial

Rental Registration: No

City of University Heights:

Phone: 216-932-7800

Address: 2300 Warrensville Center Road

Point of Sale Required: Yes – exterior & interior

Fee: \$250 – single family, \$300 – two family

Occupancy Permit: No

Rental Registration: Yes

Annual Fee: \$300 – single family, \$400 – two family

Inspection: Yes – exterior & interior

City of Valley View:

Phone: 216-524-6511

Address: 457 Richmond Road

Point of Sale Required: No

Occupancy Permit: for commercial

Rental Registration: No

Village of Walton Hills:

Phone: 440-232-7800

Address: 7595 Walton Road

Point of Sale Required: No

Occupancy Permit: Yes (for non resident spaces)

Fee: \$75

Rental Registration: Yes

Annual Fee: \$100

Inspection: Yes

City of Warrensville Heights:

Phone: 216-587-1230

Address: 4743 Richmond Road

Point of Sale Required: Yes

Fee: \$200 – single family, \$200 for multi-unit & \$90 for each additional unit

Escrow Requirements: 150% of the estimated cost of repairs

Occupancy Permit: Yes – issued with the point of sale

Rental Registration: Yes

Fee: \$100 per unit up to 2 units, then \$50/unit

Inspection: No

2026 CUYAHOGA COUNTY POINT OF SALE LIST

City of Westlake:

Phone: 440-617-4105

Address: 27700 Hilliard Boulevard

Point of Sale Required: No

Occupancy Permit: No, only for rentals

Rental Registration: Yes

Inspection: Yes – every other year

Village of Woodmere

Phone: 216-831-9511

Address: 27899 Chagrin Boulevard

Point of Sale Required: Yes – interior & exterior

Fee: \$100

Escrow Requirements: If the buyer assumes any violations then an escrow account must be established for all “Class A” violations at a 150% of the estimate

****Cuyahoga County Board of Health Requirement:**

Phone: 216-201-2000

Any Property in Cuyahoga County that has a septic on the property is required to have a septic inspection

Fee: \$350

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.