The Do’s, Don’ts, and Unknowns about Keansburg Development / Flood Requirements

Common questions asked by prospective home buyers purchasing properties in Keansburg:

- Does the prospective purchase need to be elevated?
- Did the prior owner receive funds for damage to the structure and then just "walk-away" from the property, hence the really low sale price?

Specific questions regarding elevating a structure, and/or rebuilding/repairing, are based on individual history and circumstances related to said property, and include:

1. **Is there a past history of damage and/or repair estimates?**
   A review of prior inspections and documents related to the property should be conducted. The Borough of Keansburg's Construction Code Department staff are available to assist you with this process.

2. **Was a determination regarding elevation, including substantial damage or substantial renovation, already made to the prior owner?**

3. **What is the "Fair Market Value" (what did the property actually sell for/how much did the buyer pay for it)?**

4. **Why can’t I just do the repair/renovation work myself to save money?**
   This is not an acceptable method to figure repair costs. The cost of repairs is calculated using prevailing wages, which is a key factor in determining property status with regard to elevation determinations.

An inspection of the property must be scheduled with the Borough’s Construction Code Office, since the decision on elevating a home is based on the repair/renovation costs when compared to the fair market value (selling/purchase price). Repair/renovation costs in excess of 50% of the improvement portion of the fair market value requires elevation.

The structural integrity of the building is also a concern, especially in its crawlspace area, and a design professional's (architect/engineer) report must be submitted, stating that the building has been inspected and is structurally sound.
Liability Concerns

In today’s litigious environment—if a buyer/homeowner is allowed to circumvent the elevation rules, the conspiring entity COULD be involved in a lawsuit IF the current owner’s property is flooded and the investment is lost!

What can I do to help?

Contact your organization/employer and push for a Flood Claim Disclosure requirement. Repetitive loss claims are a leading cause in increases to flood insurance, AND flood insurance premiums can have a direct impact on property sales!

Additional Resources

Borough of Keansburg Construction Code Office
29 Church Street, Keansburg, NJ 07734
732-787-0215 ext. 220

Specific flood-related questions can be e-mailed to Keansburg's Floodplain Manager:
Edward P. Striedl, CFM
ed.striedl@keansburg-nj.us

Visit the Borough’s Website for further information:
www.keansburgnj.gov

Link to look up the flood zone of a particular property: