

LETTER OF COMPLIANCE FAQs

A sure sign of spring is the For Sale signs popping up like dandelions in some yards. If you're thinking about selling or buying a house in Oakland Mills, here's what you need to know. Taking care of it now, before you're overwhelmed by the details of getting ready to show your house, can save you a lot of grief when you can least afford it—at settlement.

What is a Letter of Covenant Compliance

Anyone buying property in Columbia assumes responsibility for any existing covenant violations, even if they were done by the previous owner. Any non-compliant items become the responsibility of the new owner.

Why Do I Need One?

If you're a buyer, you want assurance that there are no preexisting violations. If you're a seller, you want to be able to offer proof that the property is compliant.

When Should I Get It?

The sooner, the better.

- If the inspection finds items that need repair, it may take time to correct the violations, especially in cold or rainy weather, and then submit to reinspection.
- If there is some type of addition or alteration to the property, like a deck or walkway, that never received formal approval from the Resident Architecture Committee (RAC), it will take time to submit a request for after-the-fact approval. The RAC only meets twice a month, usually on the first and third Thursdays. It's wise to submit an application as soon as possible in case the RAC denies approval or requires changes that require reinspection.

How do I get it?

- Only the current owner is entitled to ask OMCA to perform an inspection for a Letter of Compliance. However, a buyer may make settlement contingent on receiving this letter.
- The current owner asks the Covenant Advisor for Property Concerns to conduct an inspection.
- If the property is free from covenant violations, a Letter of Compliance is issued. If the inspection reveals non-compliant items, the Covenant Advisor notifies the owner of the specific violations. Once these items have been corrected, the Covenant Advisor reinspects the property and issues a Letter of Compliance.