Selling a house in Arlington, MA

Certificate and inspection checklist. Office, fee, phone and lead time for each item.

Town: Arlington **Closing date:** _____ **Attorney:** _____

ITEM AND WHEN	OFFICE AND PHONE	FEE	HOW TO ORDER	TYPICAL TIME
☐ **Municipal lien certificate** Order when the P&S is signed	Treasurer and Collector, 730 Massachusetts Ave (P.O. Box 210)	$50	Request form by mail with a stamped return envelope; 781-316-3030	10 days, excluding Saturdays, Sundays and holidays (c.60 s.23)
☐ **Smoke and CO certificate** Book first. Valid 60 days	Fire Prevention Division	$50 one-family, $80 two-family (schedule dated June 23, 2016)	Online scheduler for 1 and 2 family homes and condos; 781-316-3800	Home-sale inspections Mon to Fri, 1 to 4 pm
☐ **Final water and sewer reading** Request once closing date is firm	Water and Sewer Division, 51 Grove St	$15, added to the bill	Policy and form, emailed with a photo of the meter; 781-316-3102	Request 7 business days before you need it; bills made Tue to Thu only
☐ **Title 5 septic inspection** Before listing, if not on sewer	Not published	Septic homes only	Not published; Town Hall switchboard 781-316-3000	Not published
☐ **Lead paint notice (built before 1978)** Give buyer before the P&S	You, to the buyer	None	State notification form	Buyer then has a 10-day right to inspect for lead

State rules every seller should know

Lien certificate: the collector must issue it within 10 days of your written application, excluding Saturdays, Sundays and holidays (MGL c.60 s.23).

Smoke/CO certificate: expires 60 days after issue, so do not book it more than 60 days before closing (state form FP-007C, MGL c.148 s.26F).

Title 5: inspect at or within 2 years before transfer (3 years with yearly pumping records); bad weather allows up to 6 months after, with written notice to the buyer (310 CMR 15.301).

Lead: the buyer gets a 10-day period, unless both agree otherwise in writing, to inspect for lead paint before being bound (40 CFR 745.110).

Dates and notes

Checked 2026-11-06. Fees and times are the town's published figures; sources are on homeoptionsma.com/selling-certificates/arlington/. Not legal advice: ask your closing attorney how this fits your sale.