Selling a house in Lynnfield, MA

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

Town: Lynnfield **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/Collector, 55 Summer St	$50 per parcel, residential or commercial	Mail the property description, parcel number and a stamped envelope; 781-334-9400	10 days, excluding Saturdays, Sundays and holidays (c.60 s.23)
☐ **Smoke and CO certificate** **Book first. Valid 60 days**	Fire Prevention Division	Not published	Online scheduler, by appointment only; 781-334-8118	Not published; offices open Mon to Fri, 8 am to 4 pm
☐ **Final water and sewer reading** **Request once closing date is firm**	Lynnfield Center Water District	$125, added to the final bill	Request form or call 781-334-3901	Call 2 to 3 weeks before closing; appointments Tue to Thu, 8 am to 2 pm
☐ **Title 5 septic inspection** **Before listing, if not on sewer**	Health Department	Septic homes only	Septic records search; Health Director 781-334-9481	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/lynnfield/. Not legal advice: ask your closing attorney how this fits your sale.