Selling a house in Peabody, MA

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

Town: Peabody **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	Collector's Office, City Hall, 24 Lowell Street	$50 check payable to City of Peabody	Written request with stamped envelope; 978-538-5748	10 days, excluding Saturdays, Sundays and holidays (c.60 s.23)
☐ **Smoke and CO certificate** Book first. Valid 60 days	Fire Department, Fire Prevention	$50 per unit for 1 to 2 units; $150 for 3 to 6; $25 re-inspection	Pay and pick a date through the fire department page; (978) 531-2200	Mon and Fri, 9:30 to 11:30 am; book 1 week ahead; valid 60 days
☐ **Final water and sewer reading** Request once closing date is firm	Water and Sewer Billing Office	Not published	Checklist form emailed to waterbillings@peabody-ma.gov	Send 10 days before closing; processed 7 days before
☐ **Title 5 septic inspection** Before listing, if not on sewer	Health Department	Septic homes only	Call 978-538-5926; Health Department	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/peabody/. Not legal advice: ask your closing attorney how this fits your sale.