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Buying a Coastal NJ Property

A Buyer's Guide by **Shore Insight Group LLC**

Welcome

Buying a coastal property in New Jersey is exciting, but it comes with important considerations that inland properties do not. Being informed about these unique factors ensures you make a smart investment that brings you security, enjoyment, and peace of mind. This guide explains what you need to know, what you should request from the seller, and how Shore Insight Group can help you every step of the way.

Key Coastal Property Considerations

1. Flood Risk and Flood Zones:

Coastal homes are often located within FEMA-designated flood zones. This impacts not only insurance requirements but also future property values.

2. Elevation Certificate:

An Elevation Certificate (EC) is critical:

- Purpose: It shows how high the home sits relative to the Base Flood Elevation (BFE).
- Impact: The EC is used to determine flood insurance premiums.
- Important: Ensure the EC aligns with FEMA's current Flood Insurance Rate Map (FIRM).

3. Flood Insurance Requirements:

- Most lenders require flood insurance if the property is in a high-risk zone.
- Review the seller's current flood insurance policy details (even if it cannot be transferred) to understand costs.

4. Hurricane/Superstorm History:

- Ask for full disclosure of any prior storm damage (e.g., Hurricane Sandy) and repairs made.
- Ensure all repairs were permitted and properly inspected by the town.

5. Tidelands (Riparian) Claims:

- Confirm if the State of New Jersey has a claim to any portion of the property.
- A Tidelands Search Report provides this confirmation and can prevent future title issues.

6. Future Resale Considerations:

- Homes raised above BFE with low flood insurance premiums will likely have broader resale appeal.
- Properties requiring high-cost flood insurance could limit future buyer interest.

Recommended Document Checklist for Coastal Buyers

Core Documents to Request:

- ✓NJ Flood Disclosure Report
- ✓Tidelands Search Report
- ✓Flood Insurance Policy Details (declaration page, premium amount)
- ✓FEMA Flood Zone Verification Letter (if available)
- ✓Permits and Final Approvals for any major repairs, raising, or remodeling
- ✓Survey and Property Plat (showing property boundaries and elevation)
- ✓Property Condition Disclosure Statement (including storm and flood history)
- ✓Utility Inspection/Reconnection Certificates (if repairs were done after storms)
- ✓Septic/Well Certifications (if property is not connected to public systems)

Bonus Documents That Strengthen Your Decision:

- ✓Past Flood Insurance Premium History (if available)
- ✓Maintenance Records for storm resilience features (e.g., sump pumps, backflow valves)
- ✓Engineering/Structural Reports (especially if home was raised)

Special Notes for Buyers

- Do Not Assume: Even if a property "looks fine," underground or unseen damage from prior storms can exist. Always request disclosures and inspections.

- Confirm Elevation Certificate Accuracy: A mismatch between the Elevation Certificate and FEMA's FIRM can result in higher insurance costs after purchase.

- Insurance Quotes:

Before closing, we strongly recommend you obtain a flood insurance quote using the seller's Elevation Certificate to fully understand your future costs.

Ready to Find Your Coastal Home?

We specialize in helping buyers navigate the additional challenges of coastal purchases — so you can buy confidently and smartly.

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