

On-Site Wastewater Treatment System Transfer of Title Inspection Summary

Effective January 1, 2020, an inspection by a National Association of Wastewater Technicians (NAWT) certified On-Site Wastewater Treatment System (OWTS) inspector will be required for any sale or transfer of property that has an On-Site Treatment System or septic system.

The purpose of this new rule is for the following reasons.

- To demonstrate that the OWTS or septic system is functioning prior to the sale or transfer of the property title.
- Discover problems that need to be repaired in order to prevent larger problems or failure.
- Protect groundwater
- Protect purchasers and sellers of affected properties that may have hidden septic problems that could lead to problems later.

The property owner or transferor will be required to have the OWTS or septic system inspected and obtain an Acceptance Document from County OWTS staff. Payment for the inspection and Acceptance Document will be negotiated between seller and buyer.

If the inspection finds a deficiency, repairs must be completed within 90 days after submittal of the inspection report unless County OWTS Staff determines that an imminent health hazard (such as surfacing sewage) exists. If any imminent health a hazard exists, the time frame for corrective action will be determined by County OWTS Staff to protect public health.

If repairs cannot be made prior to closing, the County will not prevent a property from closing and a Conditional Acceptance Document will be issued. The County will require an agreement with the purchaser to obtain a permit and make repairs within 90 days after occupancy of the property.

A full copy of the OWTS regulation can be found at <http://www.silverthreadpublichealth.org/programs-services/environmental-health/>

For more information or if you have questions, please contact County OWTS Staff: Hinsdale County Building Official (970) 944-2225, ext. 1; or Mineral County Land Use (719) 658-2360.