

When Is a Compliance Inspection Not Required at Property Transfer?

The only times compliance inspections are not required at time of property transfer is the following:

1. The parcel does not have a structure with plumbing fixtures or a privy.
2. The septic system was installed and issued a certificate of compliance within the last five (5) years.
3. A compliance inspection was conducted within the past three (3) years and concluded the existing system as being Compliant.
4. A Certificate of Real Estate Value is not required to be filed with the County Auditor, as per Minnesota Statutes Chapter 272.115.
5. The sale or transfer completes a Contract for Deed entered into prior to January 1, 1992. This subsection only applies to the original vendor and vendee on a contract.



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If considering selling you may wish to begin the septic inspection process now for acting early allows you more time to make necessary corrections before the sale or transfer.

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Selling or Buying a HOME with a SEPTIC SYSTEM in Rice County



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What Is Required At Property Transfer For Properties With a Septic System?

In Rice County, a compliance inspection of the septic system is required at time of property transfer when:

1. A septic system is greater than five (5) years old; or
2. A Compliance Inspection has not been conducted within the past three (3) years on a septic system greater than 5 years old.

Who May Perform the Point of Sale Compliance Inspection?

A Certified Inspector licensed by the MN Pollution Control Agency is required to perform the Compliance Inspection. A listing of the licensed inspectors that typically work in Rice County can be obtained from the Environmental Services Department (contact information located on back of brochure).

Note: An Intermediate or Advanced licensed inspector may be required to perform the inspection on some systems (i.e. a septic system with a pretreatment device component).

What Can I Expect During a Compliance Inspection?

Typically the licensed Inspector will consult with the property owner/seller and review County files to get as much background information on the system as possible before coming to the site. The licensed Inspector will then visit the site to inspect the system which includes probing the yard for location, size and depth of the system; locating tank(s) for pumping and inspection; performing soil boring(s) to determine vertical separation between soil treatment area and soil restricting layer.

The tank will be required to be pumped by a licensed Maintainer so that the inlet/outlet baffles and tank(s) may be inspected to determine capacity, safety issues and water tightness. The tank findings are documented on a Pumping Certificate, which the Compliance Inspector then reviews prior to determining the status of the system.

If the septic system includes artificial drainage (curtain drain) then additional monitoring is required as a part of the compliance inspection. This additional monitoring can only be conducted between March 20 and May 31st of each year.

Can a Compliance Inspection Be Performed In the Winter?

If snow cover or frozen ground prohibits completion of the inspection a delay is allowed; however, the inspection must be performed when conditions allow prior to June 1st following the closing date. If a compliance inspection is delayed due to frozen conditions it is suggested the Buyer-Seller draft a written Transfer Agreement.

What If a Septic System is Determined to Be Non-Compliant or an Imminent Threat to Public Health or Safety?

If the system is determined to be an **Imminent Threat to Public Health or Safety** the system owner must submit an acceptable replacement plan and obtain a permit within a timeframe outlined by the County (not to exceed 30 days). The system must be brought into compliance with the timeline approved in the replacement plan not to exceed 10 months from notice of non-compliance.

If the system is determined to be **Non-Compliant** (but not an imminent threat to public health or safety) the system owner must obtain a permit to repair or replace system and have the system brought into compliance within **12 months**.