

**REPLACEMENT
REQUIREMENTS IN
NON-SHORELAND AREAS:**

If the property owner is issued a Notice of Noncompliance after a Compliance Inspection but the ISTS does not pose and imminent threat to public health or safety, the ISTS shall be replaced, upgraded or repaired as a requirement to obtain a building permit for bedroom addition or as a condition to grant a variance. *Upon septic permit issuance, a building permit can be obtained pending installation.

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A septic permit to upgrade a noncompliant septic system must be obtained before a building permit can be issued. A non-compliant ISTS must be replaced, upgraded or repaired to compliance within one (1) year after the issuance of a building permit or within one (1) year after a variance has been granted *Upon septic permit issuance, building permit can be obtained pending installation.



Brochure reflects current State and Local Ordinances as of 4/1/2007 and is subject to change

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***SELLING or BUYING
A HOME THAT HAS
A SEPTIC SYSTEM
IN RICE COUNTY***

Homeowners Responsibilities



***Rice County
Environmental Health
Department***

WHAT IS REQUIRED?

I plan to sell my property in Rice County, what do I have to do with the septic system before the sale?

When property is sold in Rice County, the Sewer Treatment System shall be evaluated by a State of Minnesota licensed Inspector” or “Designer I” through a Compliance Inspection per Chapter 713.03 of the Rice County Sewage Treatment Ordinance;

The seller shall notify a licensed Inspector or Designer I (D1) to request a Compliance Inspection for the purpose of property transfer prior to transfer of title. Prior to the transfer of property, the seller shall submit a completed Compliance Inspection and Pumping Certificate to the Department and to the buyer/recipient of the property.

Circumstances that do not require a Compliance Inspection:

If the existing permitted ISTS was installed within the past five (5) years. If a Certificate of Compliance has been issued for the existing ISTS within the past three (3) years, if a Notice of Noncompliance has been issued less than three (3) years ago.

Common Evaluation Procedures for a Compliance Inspection Include:

After consulting the homeowner and any Rice County files, the D1 Evaluator would then visit the site to perform the actual inspection. Probing for location, size and

the depth of the system. Locate the septic tank(s) and have tanks pumped. Perform a soil boring to identify if the treatment area meets proper soil separation requirement. Note any concerns. The evaluator will then document the inspection results on the required forms. The D1 is required to submit a copy of the Compliance Inspection Report to the Local Unit of Government within 30 days of completion.

Should I have my tank pumped?

We suggest you consult with your D1 Inspector prior to having your tank pumped by a State licensed Pumper. The Pumper as part of a Compliance Inspection shall pump the septic tank(s) or holding tank through the maintenance access and check the size of the tank(s) in gallons: that the tank(s) is watertight and not leaking, the presence and condition of inlet and outlet baffles: and that the maintenance access is within twelve (12) inches of ground surface. If the Pumper determines that the tank is not watertight, then the tank shall be considered a cesspool, which is an imminent health threat and will require replacement. The licensed Pumper shall submit a report on a ‘Pumping Certificate’ form. The Compliance Inspector will review this report prior to concluding the septic system’s status.

Can a Compliance Inspection be performed when the ground is frozen?

If the Compliance Inspection cannot be completed at the time of transaction due to snow cover or frozen ground, the Compliance Inspection shall be completed by June 1st following the closing date.

The seller shall be responsible for all costs associated with the Compliance Inspection of the existing ISTS.

What If my Septic System Inspection is determined to be an Imminent Public Health Threat?

System requires replacement. All costs associated to upgrade, replace or repair a system with an imminent threat to public health (IPHT) and safety shall be the responsibility of the seller, or as otherwise provided for in written agreement between the seller and buyer. The system owner is responsible to submit a permit application for system replacement within 30 days and install the new system within 10 months, whether the home sells or not.

Can I still transfer my property if my system is determined to be ‘Non-Compliant’?

Yes, as long as it is not an Imminent Health Threat to public Health.

Can I Still Transfer My Property If My Septic System was determined to be an Imminent Public Health Threat and Requires Replacement?

Yes. After a replacement Septic System Design is submitted and a Permit is issued to the homeowner for the replacement system, the property can be transferred. System must be installed within 10 months.