



BLUE EARTH COUNTY

SEPTIC SYSTEM DISCLOSURE FORM FOR PROPERTY TRANSFER

Environmental Services Department
410 S. 5th Street – P.O. Box 3566
Mankato, MN 56002-3566
Phone: (507) 304-4381
Fax: (507) 304-4431

Please Print and Complete All Information:

Seller's Printed Name: _____

Buyer's Printed Name: _____

Property Address: _____ City: _____ Zip: _____

Property ID#: _____ Township: _____

This completed form and the supporting documentation are required to be presented to the Buyer and Blue Earth County at or prior to the closing date pursuant to Minnesota State Statutes 115.55 and Blue Earth County Code of Ordinances Chapter 6 Article V.

My property is serviced by a municipal wastewater treatment system or sanitary sewer district.

OR

Determine which **one** of the following six statements applies to the septic system and check the appropriate box. Follow specific instructions for that statement. Statement 1 requires that the exemption, if any, be listed where indicated. Statements 2-6 require supporting documentation, which **MUST** be attached to this form.

Please check the appropriate box: (Choose only one numbered response)

1. The MPCA Compliance Inspection Form need not be completed due to one of the following exemptions:
- The tract of land is without buildings or contains no dwelling or other building with any plumbing fixtures.
 - No Certificate of Real Estate Value need be filed with the County Auditor-Treasurer, as per MN Statutes, Ch. 272.115.
 - The sale or transfer completes a contract for deed entered into prior to February 27, 1998. This applies only to the original vendor and vendee on such a contract.
2. The septic system was installed within the last five years and a Certificate of Compliance was issued by the Blue Earth County Environmental Services Department. **Attach Copy of Certificate.**
3. The MPCA Compliance Inspection Form indicates that the septic system is COMPLIANT. A licensed inspector has issued a Certificate of Compliance. **Attach Copy of Inspection form.**

4. The MPCA Compliance Inspection Form indicates that the septic system is NONCOMPLIANT and must be replaced or upgraded. The property sale/transfer may occur with the stipulation that the Seller and Buyer have a signed agreement as to who is responsible for the replacement or upgrade of the septic system within the specified timeframe. **Attach Copy of Agreement and Inspection Form.** (Check the outcome of the inspection below)
- Classified as FAILING TO PROTECT GROUNDWATER and shall be replaced or upgraded to MN Rules Ch. 7080 standards within two (2) years of the date of inspection.
- Classified as IMMINENT THREAT TO PUBLIC HEALTH OR SAFETY and shall be replaced or upgraded to MN Rules Ch. 7080 standards within ten (10) months of the date of inspection.
5. The MPCA Compliance Inspection Form cannot be completed due to ground conditions occurring between November 1 and April 30. The property sale/transfer may occur with the stipulation that the Seller and Buyer have a signed agreement as to who is responsible for the Compliance Inspection, which must be completed and submitted to the County by June 1st of the following year, and who is responsible for the replacement or upgrade of the septic system if noncompliant. **Attach Copy of Agreement.**
6. The Seller discloses (without inspection) that the septic system does not meet MN Rules Ch. 7080 requirements, and must be replaced or upgraded within ten (10) months of the date of sale. The property sale/transfer may occur with the stipulation that the Seller and Buyer have a signed agreement as to who is responsible for the replacement or upgrade of the septic system with the ten (10) month time period clearly stated in the agreement. **Attach Copy of Agreement.**

PLEASE NOTE: THIS FORM WILL BE RETURNED UNLESS FULLY COMPLETED WITH ALL REQUIRED DOCUMENTATION ATTACHED.

SIGNATURES: (Required by both parties in all cases)

We have read and acknowledge the contents of all sections above that are applicable to the septic system on the property. We understand the compliance requirements that are necessary for the replacement or upgrade of the septic system, present or future; we also understand that no real property in Blue Earth County shall be transferred unless the parties to the transaction have complied with the requirements of the Blue Earth County Subsurface Sewage Treatment Ordinance.

Seller's Signature: _____ **Date:** _____

Buyer's Signature: _____ **Date:** _____

If completed by a Third Party (i.e., realtor, attorney, auction company, financial institution), please complete the following:

Printed Name of Third Party: _____

Address of Third Party: _____

City/State: _____ Zip: _____ Phone: _____

Signature: _____ **Date:** _____

Septic System Information is available at <http://www.pca.state.mn.us> or at <http://www.co.blue-earth.mn.us> or by calling our office.