

Sewage Disclosure Form

Dodge County, Minnesota

Dodge County Zoning Ordinance Chapter 21 requires that all Individual Sewage Treatment Systems (ISTS), on a parcel of property, be disclosed by the seller(s) before the sale or transfer of that property to another individual(s) Buyer(s).

Today's Date:					Property Transfer Date:				
Parcel ID #								Additional Parcels Associated:	
Property Address:					City:		Zip:	Township:	

SSTS INFORMATION

An inspection of the existing septic system is required if the following conditions do not apply.

Check	This Transfer Is EXEMPT For The Following Reason(s):
<input type="checkbox"/>	The tract of land is without buildings or contains no dwellings or no other buildings with plumbing fixtures.
<input type="checkbox"/>	No Certificate of Real Estate Value is required, as per Minnesota Statutes, Chapter 272.115 and as amended from time to time.
<input type="checkbox"/>	The sale or transfer is to the seller's spouse or ex-spouse only.
<input type="checkbox"/>	The property is being refinanced; there is no transfer of title.
<input type="checkbox"/>	The sale or transfer completes a contract for deed prior to May 1, 2006. The exemption applies only to the original vendor and vendee.
<input type="checkbox"/>	Any dwelling or other building that is connected to a municipal wastewater treatment system. Or a shared community septic system with an Operating Permit that is meeting the monitoring parameters.
<input type="checkbox"/>	System has a Certificate of Compliance less than 10 years old on file at Dodge County. (Attach copy of Certificate of Compliance or include permit number obtained from County)

Notice: Current owners and prospective buyers; compliance inspection forms do not address whether or not the system inspected meets the size requirements set forth in Dodge County Zoning Ordinance Chapter 21. Ordinance requires proper sizing of septic systems. Existing systems must meet sizing requirements of MN Rules 7080.1850 and 7080.1860 for the number of bedrooms or the system may be deemed a nonconformity and may require upgrading.

SSTS STATUS

Check	Status Of The SSTS Is Determined To Be:
<input type="checkbox"/>	Compliant: Dodge County has on file a Certificate of Compliance for the septic system located on the property completed by a licensed Septic Inspector within the last 10 years. For additional information see Dodge County Zoning Ordinance Chapter 21 Section 21.13 Item B
<input type="checkbox"/>	Operating Permit: The septic system requires an operating permit and monitoring contract. Operating permits are not transferable. A new operating permit must be issued in the name of the new owner within 60 days of transfer. New owner is responsible for requesting a new operating permit from the County.
<input type="checkbox"/>	Noncompliant: the septic system has been issued a Notice of Noncompliance by a licensed Septic Inspector and filed with the County. (An escrow account must be established and the Sewage Responsibility Form filled out)
<input type="checkbox"/>	Noncompliant: The Owner has met the waiver of existing system compliance inspection requirements as specified in Zoning Ordinance Chapter 21 and the County has issued a Notice of Noncompliance, the septic system is required to be upgraded/replaced within 10 months from the system status date listed on Notice of Noncompliance. (An escrow account must be established and the Sewage Responsibility Form filled out)
<input type="checkbox"/>	Unknown Due to Frozen Ground (November 15-April 15): The compliance inspection cannot be completed due to frozen ground. A Compliance Inspection must be completed by June 1st and submitted to the Environmental Services Department no later than June 15. (An escrow account must be established and the Sewage Responsibility Form filled out)

By signing below I am testifying that to the best of my knowledge the information contained on this document is true and correct and that Dodge County will be released of the truthfulness of the statements contained herein.

Seller Name:	Buyer Name:
Signature:	Signature:
Seller Name:	Buyer Name:
Signature:	Signature:

Submit Documents to One of the Following at the Time of Sale or Transfer of Property:

Address: Dodge County Environmental Services 721 main St N, Dept. 123, Mantorville, MN 55955.

Email: dodge.septic@co.dodge.mn.us Fax: 507-635-6265

Sewage Responsibility Form

Dodge County, Minnesota

Today's Date:					Property Transfer Date:					
Parcel ID #					Additional Parcels Associated:					
Property Address:					City:		Zip:		Township:	

Check	Check all conditions that apply
	The compliance inspection Form indicates that the septic system is An Imminent Threat To Public Health And Safety. (Attach Notice of Noncompliance.) The system cannot be replaced before transfer of title and escrow will be established as defined below.
	The compliance inspection form indicates that the septic system is Failing to Protect Groundwater. (Attach Notice of Noncompliance.) The system cannot be replaced before transfer of title and escrow will be established as defined below.
	Due to the time of year (Frozen Ground November 15 th - April 15 th), a compliance inspection cannot be completed, but will be inspected by a licensed Septic Inspector by June 1 st immediately following the date of this property transfer. An escrow account will be established as defined below.
	A compliance inspection has not been completed prior to the property transfer. An escrow will be established as defined below. The septic system will be considered an Imminent Threat to Public Health and Safety and must be replaced within 10 months from the date of this property transfer. The County may allege the septic system is a straight-pipe.
	The property is connected to a community treatment system and was issued a notice of noncompliance. (An escrow account is to be established for 125% of the individual property's portion to upgrade/replace the community septic system.

The amount escrowed shall be equal to: One hundred twenty-five percent (125%) of a written estimate to inspect and install a complying SSTS provided by a licensed and certified installer; or One hundred ten percent (110%) of the written contract price for the inspection and installation of a complying SSTS provided by a licensed and certified Installer.

ESCROW

An escrow account will be established in the amount of: \$	Escrow held by:
Escrow shall name Dodge County as the Authorized Release Agents of said funds.	
Check Seller and buyer have agreed to accept responsibility to finance the improvements as follows:	
	The Seller(s) agrees to pay the entire cost to upgrade or replace the SSTS
	The Buyer(s) agrees to pay the entire cost to upgrade or replace the SSTS
	Seller and Buyer agree to share the cost of upgrading or replacing the SSTS as follows: Seller's Portion: _____ Buyer's Portion: _____

By signing below I am testifying that to the best of my knowledge the information contained on this document is true and correct and that Dodge County will be released of the truthfulness of the statements contained herein.			
Seller Name:		Buyer Name:	
Signature:		Signature:	
Seller Name:		Buyer Name:	
Signature:		Signature:	
Phone #:	Email:	Phone #:	Email:

See Dodge County Zoning Ordinance Chapter 21 for Property Transfer and Escrow Requirements or Call Environmental Services: 507-635-6272

Submit Documents to One of the Following at the Time of Sale or Transfer of Property:
 Address: Dodge County Environmental Services 721 main St N, Dept. 123, Mantorville, MN 55955.
 Email: dodge.septic@co.dodge.mn.us Fax: 507-635-6265