

Selling a house?

Here's what **you,**
the seller,
need to know about **new**
septic regulations.

Boulder County
**SEPTIC
SMART**

Over the years we've gotten smart about the impact of septic systems in Boulder County. *There is clear evidence that aging, unapproved septic systems are leaking into our water system.* This is bad news for our health and for the environment. New regulations, effective September 1, 2008, in Boulder County will protect our health and environment.



**Your approval
certificate can be a
great selling point.**

Here are 6 FACTS a seller should know:

- 1** The new **Property Transfer Regulation** requires that a septic system be permitted, approved, and inspected before the sale of the home. Either the existing owner or the buyer will need to make any repairs or replacements within one year of the sale date.
- 2** The **status** of your home's septic system is as important as that of your roof, foundation, or electrical system. The condition of your septic system will be determined during the certified inspection.
- 3** If you don't know the approval/permit status of your home's septic system, find out by going to **www.septicmart.org/check**. Assemble records of maintenance, and have a certified inspection performed.
- 4** Tanks will be pumped at the inspection. **Don't spend money needlessly pumping tanks before that time.**
- 5** It is important to plan ahead so you can **present** the Property Transfer **Certificate of Operation** issued by Boulder County Public Health during visits by potential buyers.
- 6** If improvements are necessary, the seller and buyer will need to have an **agreement** in place at the time of **closing**.

Check the list of exemptions to this process
at www.SepticSmart.org

more

Is Your Home Exempt?

Before selling or buying a property, a certified inspection is required by the county. However, **some homes may be exempt if:**

- 1.** The transfer creates or ends a joint ownership (e.g. marriage/partnership) or a name is added or deleted from the deed.
- 2.** The transfer of property is currently involved in a foreclosure or forfeiture.
- 3.** The septic system serving the dwelling or structure was installed and given final approval by Boulder County Public Health (BCPH) within the ten years prior to the closing date on the property.

For a complete **list of exemptions**, or for a **list of certified inspectors**, visit www.SepticSmart.org

Remember: the complete process of getting a septic system permitted, inspected and approved can take up to **three months** depending on the season, the site, and difficulty of access.



For a helpful list of septic system Dos and Don'ts, go to:

www.SepticSmart.org/maintain/dosdnts.htm

For further information about the health of your septic system in Boulder County, or for any questions about procedures to
CHECK, PERMIT, UPDATE,
or **APPROVE** *a septic system, visit:*

www.SepticSmart.org

**Boulder County Public Health:
303 441-1564**

