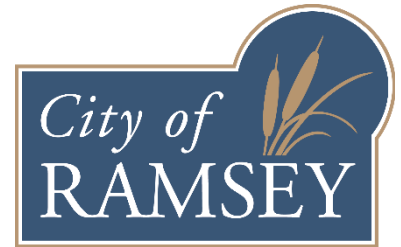


Point of Sale Inspection Requirements

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Ramsey City Code mandates that any transfer of property requires a “Compliance Inspection” for all properties with Individual Sewage Treatment systems (ISTS). This notice is a summary of the requirements for a compliance inspection along with some of the most frequently asked questions regarding this section of the City Code.

Ramsey City Code Sec: 113-20(h)(4) Sale or transfer of property (point of sale inspection)

- A Compliance Inspection shall be performed by an MPCA Certified inspector on the existing septic system. MPCA requires the results of the inspection reported on their approved form.
- A Certificate of Compliance shall be provided by the seller to the buyer at or before the closing. A copy of the compliance inspection must also be submitted to the City of Ramsey Building Division within 15 days.
- Winter closings: If the sale occurs between November 1 and April 30, and the inspection cannot be completed, the property transfer may occur with an agreement between the seller and the buyer that a compliance inspection will be completed by the following June 1.

Frequently Asked Questions:

Q: Why does the city require a homeowner to have their septic system inspected prior to selling their home?

A: All septic systems have limitations to how long it can provide proper treatment of effluent to the system. Age of the system, how it was originally designed, the occupant’s use of the system and how well it was maintained can all affect the quality of the treatment process. A compliance inspection will help reveal the current condition of the system and if proper treatment is happening. Improper or poor treatment of effluent has a huge impact on the available water supply for the entire community. This is one of the main reasons Ramsey needs to evaluate the condition of existing septic systems.

Q: What is the inspector looking for during this inspection?

A: MPCA rules 7080.1500 define compliance criteria. The inspector will check the condition of the existing tank(s) and drainfield.

Q: Who can do the compliance inspection?

A: An MPCA Licensed Septic Inspector must perform the inspection. A full list can be found at <http://www.pca.state.mn.us/water/ssts-search>. City inspectors cannot provide these inspections.

Q: What happens if the compliance inspection states the system is non-compliant?

A: When an inspector submits a “non-compliant” report, a number of State, County and City regulations can be applied. In most cases, City Code requires the system be brought into compliance within 12 months.

Q: What if I recently had a compliance inspection? Do I need to have another inspection performed?

A: Yes. The Code requires a compliance inspection be performed each time there is a sale or transfer of property.

Q: I recently had my septic system pumped; do I still need to have a compliance inspection?

A: Yes. While regular maintenance/pumping is necessary, only the tank is inspected. A compliance inspection is a thorough inspection of the entire system, including the drainfield.

If you have any questions regarding the Point of Sale requirements, please contact the City of Ramsey Building Division at 763-433-9850.

