

Noncompliant Septic Property Transfer Escrow Application

The City of East Bethel Ordinance Chapter 74, Article 2 Sewage Treatment requires a compliance inspection of Subsurface Sewage Treatment Systems (SSTS) prior to property transfer (Point of Sale) by a licensed septic inspector. The status of the SSTS must be disclosed by the property owner(s) (“Seller”) before the sale or transfer of that property to another individual(s) (“Buyer”). This ordinance requires that all property sales/transfers must have a passing compliance inspection report on file with the City of East Bethel prior to closing. If the compliance inspection report indicates a failed septic system, than the system must either be replaced/repaired prior to sale/transfer OR septic escrow must be placed that meets the following requirements:

Property Address: _____

Seller’s Name(s) : _____ Phone: _____

Buyer’s Name(s) : _____ Phone: _____

Person/Company <u>paying</u> the escrow	Person/Company <u>receiving</u> returned escrow
Name: _____	<input type="checkbox"/> Same as person/company who paid the escrow
Company: _____	Name: _____
Phone: _____	Company: _____
Mailing address: _____	Phone: _____
_____	Mailing Address: _____
Email: _____	_____
	Email: _____

What is required to be submitted	
Septic Escrow	<input type="checkbox"/> Completed escrow application <input type="checkbox"/> A septic design that has been approved for the property per the East Bethel Building Dept. <input type="checkbox"/> Two (2) installation bids/proposals <input type="checkbox"/> Escrow fees paid in the amount of 125% of the higher of two (2) septic installation bids/proposals

Required Info
<p>Today’s Date: _____</p> <p>Property Sale/Transfer Date: _____</p> <p>Comments about this septic escrow: _____</p> <p>The BUYER understands that they are becoming responsible for ensuring that the septic system is brought into compliance within 10 months of the property sale/transfer date (or within 3 months for noncompliant septic systems that are an imminent health threat). Buyer’s Initials: _____</p> <p>Total amount put in escrow: \$ _____</p> <p>The deadline for completed work is set for (10 months from the property sale/transfer date): _____</p> <p>In the event that work is not completed within the specified time limit, the escrow funds held may be released to the City of East Bethel so that it may undertake completion of the mandated repairs to the septic system, including the well if required by the MPCA.</p> <p>Escrow will be returned once the work has been completed and the final inspection is completed by a Building Inspector.</p>

Escrow Payee Signature: _____ Date: _____

Buyer’s Signature: _____ Date: _____

Community Development Staff: _____ Date: _____