



## PROPERTY TRANSFER

# SUBSURFACE SEWAGE TREATMENT SYSTEM (SSTS) DISCLOSURE FORM

**Instructions for Seller:** Complete the general information and SSTS compliance inspection information sections of this form. Follow specific instructions (**highlighted in bold**) for the selected box checked regarding compliance inspection information. Following acknowledgment by the Buyer and the Seller, the completed form and the supporting documentation(s) are required to be submitted along with all property transfer documents. You may also submit a signed copy of this SSTS Disclosure form via email to [jchristoffels@co.murray.mn.us](mailto:jchristoffels@co.murray.mn.us).

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### GENERAL INFORMATION

**Please Print and Complete All Information:**

Seller's Printed Name: \_\_\_\_\_

Buyer's Printed Name: \_\_\_\_\_

Property Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Property ID #: \_\_\_\_\_ Township: \_\_\_\_\_ Section: \_\_\_\_\_

Legal Description: \_\_\_\_\_

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### SSTS COMPLIANCE INSPECTION INFORMATION

**Please Check the Appropriate Box (Choose Only One Response):**

1. The MPCA Compliance Inspection Form indicates that the septic system is in compliance and a Certificate of Compliance has been issued. (**Attach a copy of the MPCA Compliance Inspection Form.**)
2. The septic system was installed within the last five years, and a Certificate of Compliance was issued by the Murray County Environmental Services Office. (**Attach a copy of the Certificate of Compliance.**)
3. 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 that requires an SSTS.
  - 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 January 1, 2020. This applies only to the original vendor and vendee on such a contract.
  - Any dwellings and all other buildings on the site are connected to a municipal wastewater treatment system or an approved wastewater treatment facility.

- 4. The MPCA Compliance Inspection Form indicates that the septic system is FAILING and a notice of noncompliance has been issued. The SSTS must be upgraded, repaired, replaced, or abandoned to MN Rules Chapters 7080-7081 standards within 12 months of receipt of the notice of noncompliance. The property sale/transfer may occur with the stipulation that Seller and Buyer sign an agreement as to who is financially responsible (along with a timeline) for the upgrade, repair, replacement, or abandonment of the septic system. **(Attach a copy of the MPCA Compliance Form and the Buyer/Seller Agreement.)**
  
- 5. The MPCA Compliance Inspection Form indicates that the septic system is an IMMEDIATE THREAT to public health or safety and a certificate of noncompliance has been issued. The SSTS must be upgraded, repaired, replaced, or abandoned to MN Rules Chapters 7080-7081 standards within three (3) months of receipt of the notice of noncompliance. The property sale/transfer may occur with the stipulation that Seller and Buyer sign an agreement as to who is financially responsible (along with a timeline) for the upgrade, repair, replacement, or abandonment of the septic system. **(Attach a copy of the MPCA Compliance Form and the Buyer/Seller Agreement.)**
  
- 6. The MPCA Compliance Inspection Form cannot be completed due to frozen soil conditions occurring between November 15 and April 15. The property sale/transfer may occur with the stipulation that Seller and Buyer sign an agreement as to which party is financially responsible for contracting with a licensed inspection business or certified inspector to complete a Compliance Inspection by June 1. The agreement shall also who is financially responsible (along with a timeline) for the upgrade, repair, replacement, or abandonment of the septic system. **(Attach a copy of the MPCA Compliance Form and the Buyer/Seller Agreement.)**

**ACKNOWLEDGMENT (Required by Both Parties in All Cases):**

We have read and acknowledge the information contained in this disclosure form regarding the septic system(s) located on the property. We understand the compliance inspection information noted and the requirements that are necessary for the upgrade, repair, replacement, or abandonment of the septic system. We also understand that no real property in Murray County shall be transferred unless the parties to the transaction have complied with the requirements of Article 25 (Subsurface Sewage Treatment Systems (SSTS)) of the Murray County Zoning Ordinance.

**Seller's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Buyer's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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

**If this form is completed by a third party (i.e., Realtor, Attorney, Auction Company), please complete the following:**

Printed Name of Third Party: \_\_\_\_\_

Address of Third Party: \_\_\_\_\_

City/State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_