

JACKSON COUNTY
PROPERTY TRANSFER SEPTIC SYSTEM DISCLOSURE/AGREEMENT FORM

Jackson County Land Management
603 S. Hwy 86 Lakefield, MN 56150
Telephone: (507) 662-6682
Fax: (507) 662-5600

Instructions for Seller: Complete the name, address, and property information. Determine which *one* of the following statements applies to the septic system and check the appropriate box. Follow specific instructions for the statement. Supporting documentation **MUST** be attached to this form. *This completed form and the supporting documentation are required to be presented to the Buyer at or prior to the closing date.*

Please Print and Complete All Information:

Seller's Printed Name: _____

Buyer's Printed Name: _____

Property Address: _____ City: _____ Zip: _____

Parcel #: _____ Legal Description: _____

Township: _____ Range: _____ Section: _____ Quarters: _____

Please check the appropriate box: (Choose only one response)

1. The septic system has been updated and a Certificate of Compliance was issued by Jackson County. **Attach Copy.**
2. The MPCA Compliance Inspection Form indicates that the septic system is in compliance. A licensed inspector has issued a Certificate of Compliance. **Attach Copy.**
3. No inspection is necessary because:
- The tract of land is without buildings or contains no dwelling or other building with water using devices.
 - The sale or transfer completes a contract for deed entered into prior to February 1, 2009. This applies only to the original vendor and vendee on such a contract. **Attach Copy**
 - Any dwellings or other buildings with plumbing fixtures have been disconnected or are connected to a municipal wastewater treatment system.
 - A transfer that does not require a Certificate of Real Estate Value such as typographical corrections on deeds, Affidavits of Survivorship, divorce decrees, refinancing of the property, tax forfeitures or the establishment of a trust.
4. The MPCA Compliance Inspection Form indicates that the septic system is FAILING and/or IMMINENT THREAT to public health or safety and shall be replaced or upgraded to MN Rules Ch. 7080 standards within ten (10) months. The property sale/transfer may occur with the stipulation that the Seller and Buyer have a signed agreement as to who is responsible for the replacement or upgrade of the septic system. **Attach Copy of Agreement.**
5. The MPCA Compliance Inspection Form cannot be completed due to ground conditions occurring between December 1 and April 1. The property sale/transfer may occur with the stipulation that the Seller and Buyer have a signed agreement as to who is responsible for the Compliance Inspection, which inspection must be completed by June 15, and who is responsible for the replacement or upgrade of the septic system if Failing or an Imminent Threat. When the inspection indicates that the septic system is FAILING and/or is an IMMINENT THREAT, replacement of the system shall be within ten (10) months of the inspection. **Attach Copy of Agreement.**
6. The present system is not a compliant system. The Seller and the Buyer agree to replace the system within twelve (12) months of the property transfer, and have signed an agreement stating responsible person for the replacement of the system. **Attach Copy of Agreement.**

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

SIGNATURES: (Required by both parties in all cases)

We have read and acknowledge the contents of all sections above that are applicable to the septic system on the property. We understand the compliance requirements that are necessary for the replacement or upgrade of the septic system, present or future; we also understand that no real property in Jackson County shall be transferred unless the parties to the transaction have complied with the requirements of Section 716, of the Jackson County Zoning Ordinance.

Seller's Signature: _____ **Date:** _____

STATE OF MINNESOTA)
)ss.
COUNTY OF JACKSON)

The foregoing instrument was acknowledged before me on: _____

By _____
 NOTARY PUBLIC

Buyer's Signature: _____ **Date:** _____

STATE OF MINNESOTA)
)ss.
COUNTY OF JACKSON)

The foregoing instrument was acknowledged before me on: _____

By _____
 NOTARY PUBLIC

If 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: _____

Jackson County Zoning Ordinance and forms are available at the *Land Management Office*.
The MPCA Licensed Business List is available at <http://www.pca.state.mn.us/programs/ists>.