



"Health begins where you live, learn, work, and play."

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Lake County Environmental Health

On-Site Wastewater Treatment System Transfer of Title Inspections FACT sheet

Beginning March 1, 2019, Lake County Public Health Agency (LCPHA) will require a property owner of a residence or other building served by an On-Site Wastewater Treatment System (OWTS), to have an inspection of that system to demonstrate that the system is functioning prior to the sale or transfer of the property title.

1. Why is LCPHA developing a Transfer of Title Inspection Program?

- To discover problems that need to be repaired in order to prevent failures and protect public health and environment.
- To document undocumented systems in Lake County
- To assure that properly trained and certified inspectors conduct OWTS inspections
- To establish uniform OWTS inspection criteria and requirements
- To protect Lake County's groundwater, neighbors drinking water and the owner's investment

2. When will the requirement for Transfer of Title begin?

- March 1, 2019

3. Who is required to obtain a Transfer of Title Inspection and when?

- In most cases the property owner or transferor will be required to have the OWTS inspected and obtain an Acceptance Document from LCPHA. Exemptions may apply. See the list of approved exemptions or contact Environmental Health at 719-486-2413 for more information.
- Home owners and real estate agents should apply for a Transfer of Title Acceptance Document and initiate an inspection when listing the property for sale. Do not wait until right before closing.

4. How do I find an OWTS inspector?

- A list of NAWT certified inspectors will be maintained on the LCPHA website.

5. Who can apply for the "Acceptance Document"?

- The owner, transferor, or real estate agent may submit a Transfer of Title application and then have the OWTS evaluated by a NAWT certified inspector. An on-line application will be available through the LCPHA website.

6. How do I obtain an "Acceptance Document"?

- Submit a Transfer of Title application for an Acceptance Document to LCPHA, and pay the required application fee.
- Have the system inspected by a NAWT certified OWTS inspector. These inspectors are independent contractors and do not work for LCPHA.
- The certified inspector will submit a copy of the inspection report to LCPHA.

7. What if the inspector finds a deficiency?

- Repairs must be completed within 90 days of the submittal of the inspection report unless LCPHA determines that an imminent health hazard (such as surfacing sewage) exists. If an imminent health



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hazard exists, the time frame for corrective action will be determined by LCPHA to protect public health and the environment.

- Depending on the deficiency, a repair permit may be required from LCPHA to repair the OWTS.

8. What if the OWTS has a deficiency and/or is malfunctioning and the owner is not able to obtain a repair permit and complete the repairs prior to the closing date?

- LCPHA may issue a conditional acceptance document, provided that the purchaser of the property, or the assigned agent, signs a notarized conditional acceptance document agreement; The agreement will require the purchaser to obtain a permit and complete all necessary repairs to the OWTS within 90 days of occupancy of the structure.

9. How long is the "Acceptance Document" valid?

- The acceptance document is valid for six (6) months and may be renewed for another period of six (6) months depending on any conditions set forth in the first acceptance document.
- The acceptance document is valid until the date of real estate closing, or for a maximum period of twelve (12) months, whichever comes first.

10. Further questions?

- Please contact Environmental Health at 719-486-2413