

CITY OF RAMSEY

POINT OF SALE INSPECTION REQUIREMENTS

Ramsey City code mandates that any transfer of property requires a “Compliance Inspection” for all properties with Individual Sewage Treatment systems. 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 8.30.04 (3) Sale or transfer of property (point of sale inspection)

-A compliance inspection shall be performed by a MPCA Certified inspector on the existing septic system. MPCA requires the report done there approved form and a copy must be submitted to the city.

-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 Department.

-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.

Some frequently asked questions:

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

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 entire community. This is one of the main reasons Ramsey needs to evaluate the condition of existing septic systems.

What is the inspector looking at during this inspection?

MPCA rules 7080.0060 define compliance criteria. Basically the inspector will check the condition of the existing tank/s and drain field.

Who can do the compliance inspection?

A private State certified inspector must perform the inspection. A partial list is available at the city. City inspectors cannot provide these inspections.

What happens if the compliance inspection states the system is non-compliant or bad?

When an inspector submits a “non-compliant” report to the seller and the city, 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.

What if I recently had a Compliance Inspection? Do I need to have another inspection done?

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

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

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 drain field

If you have any questions regarding the Point of sale requirements, please feel free to contact the City of Ramsey Building Department at 763-433-9850