

Use Permits and Inspections

Selling your home? There are some things that you should know! Since 2011, the county requires that you obtain a Use Permit for any home being sold that has a septic system (even if it is sold "As Is"). A Use Permit is needed at closing to show the buyer (and the mortgage company) that all aspects of the septic system are up to county code and functioning properly. This is to protect the buyer so that they don't unknowingly purchase a home with a failing septic system. A Use Permit may also be required if you are adding bedrooms, or changing the use of the property.

How do you get a Use Permit? To obtain a Use Permit, you will need to have the septic tank(s) pumped within 12 months prior to closing, and have a Certified Use Inspection done. If any parts of the system don't meet county code, they will need to be brought up to code.

What to expect: The inspector will test all aspects of the septic system. Someone will need to run water for them so that they can see if the lines leading from the house to the septic tank are clear and flowing properly. They will also do a load test on the STA (Soil Treatment Area or Leach Field) to determine how well it is accepting water, and take a look inside the tank to verify that it is in good condition. The inspector will be able to provide you with a report of any things that need to be brought up to code. The repairs are required to be completed before closing, and a Use Permit Application needs to be turned into the County's Health Department (with a verification of any repairs that were done). **It usually takes about 3-7 business days for the Use Permit to be issued**, so make sure to give yourself some time!

Not able to get repairs done before closing? A "Conditional" Use Permit that will suffice for closing and buy you an extra 30-60 days to get the work completed (depending on which county). An Agree to Repair form will need to be signed and notarized by the BUYER which states that the buyer understands that repairs are needed and that they agree to completing the repairs after closing. An application will still need to be sent to the county, and a Conditional Permit will be issued within a couple of days. Once the repairs are completed to code and verified, the contractor will submit a Repair Verification form to the county. A Final Use Permit will then be issued for the new homeowner.

Our recommendations to help the process go smoothly:

- Try to have the inspection and pumping done AT LEAST 3-4 weeks before closing, just in case any repairs are needed. This way you don't need to stress!
- Regularly maintaining your septic system greatly decreases the chances that you will need minor or major repairs when you go to sell your home.
- If the lids are under ground, digging them out yourself beforehand can save you from paying additional labor fees!

Things you should know:

- Someone will need to be home during the inspection to run water (or lock box code if the home is vacant).
- A Use Permit is only valid for 6-12 months (depending on the county). If your home has not sold within that time, you can apply for a 6 month extension through the county!
- Some mortgage companies do not allow a Conditional Use Permit, and require that the repairs are done before closing.

Common things that are discovered during the Use Inspection:

- Lids: If your lids are underground, risers will need to be added to the lids to bring them up to grade. If your lids are not in good condition, they may need to be replaced.
- Tees: If your tank is missing an inlet or outlet tee, or if your inlet or outlet baffle is in poor condition, a new PVC tee may need to be installed.

Lines: If there is any evidence of settling or a blockage in your piping (from the house to the tank or from the tank to the STA), a camera scope may need to be done to determine if it needs to be repaired.

For more information call 303-791-0520 or email info@toddsolutions.com