

Who may perform the Point of Sale inspections?

Any state registered Designer I or Inspector can perform this inspection.

A list of Licensed Designer I / Inspectors may be obtained from your local Health Department office.

If my system is failing, how do I transfer my property?

To transfer the property you must:

1. Replace your individual sewage treatment system prior to transfer, **or**
2. File a Transfer Agreement with the St. Louis County Public Health Department, and replace the system within a specified period of time.

Where can I go if I need additional information?

Contact one of the St. Louis County Public Health Department offices listed below:

Duluth
222 East Superior Street
Duluth, MN 55802
(218) 725-5200

Virginia
Northland Office Center
307 First Street South
Virginia, MN 55792
(218) 749-0625

Hibbing
215 Courthouse
1810 12th Avenue East
Hibbing, MN 55746
(218) 262-0142

Ely
118 South 4th Avenue East
Ely, MN 55731
(218) 365-8220

Each Health Department office can be reached toll free within the State of Minnesota at 1-800-450-9777.

If you want to order additional pamphlets, contact the St. Louis County Print Shop at (218) 726-2671

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POINT OF SALE REQUIREMENT



Photo by permission of Septic Protector

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Why a Point of Sale requirement?

St. Louis County Ordinance 55 was adopted to protect the health of its citizens and the environment. The time of property transfer is a logical point at which to verify system status.

Point of Sale requirement as of August 1, 2001

St. Louis County Ordinance 55 requires that a property cannot be transferred as of August 1, 2001, unless one of the following conditions exist:

1. The seller discloses to the buyer in a sworn affidavit that there is not an individual sewage treatment system on the property, **or**
2. The seller discloses that there is an individual sewage treatment system with a Certificate of Compliance or Notice of Non-Conformity, **or**
3. A Notice of Failure (a transfer agreement specifying replacement must be included if this is a Failure), **or**
4. In the case of a winter sale, the seller and the buyer file a Transfer Agreement with the St. Louis County Public Health Department Administrator. This will allow a delay in the inspection, however one will still be required when conditions allow (before June 1).

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Failure to comply:

Failure to comply with the Point of Sale requirement is a violation of Ordinance 55 and a misdemeanor.

When do I need to have my individual sewage treatment system inspected?

If you are thinking about selling your home and you do not have a valid Certificate of Compliance, you may wish to start the process of obtaining one now. Contact a state certified designer or inspector to obtain a Certificate of Compliance. Ordinance 55 requires a Compliance Inspection or transfer agreement prior to the transfer of your property. The Designer I / Inspector has up to 30 days after the inspection to issue their findings.

All systems installed in the last 5 years generally should have a Certificate of Compliance on file with the Health Department.

If your existing system is inspected and deemed compliant by a State Certified Designer I Inspector, your system will receive a new Certificate of Compliance from the Health Department that will be valid for 3 years. Within that 3-year period you can transfer your property without a new inspection.

If your existing system is inspected and is found to be failing, it must be replaced prior to property transfer or within a specified time period. Acting early will give you time to make necessary corrections before the sale or transfer.

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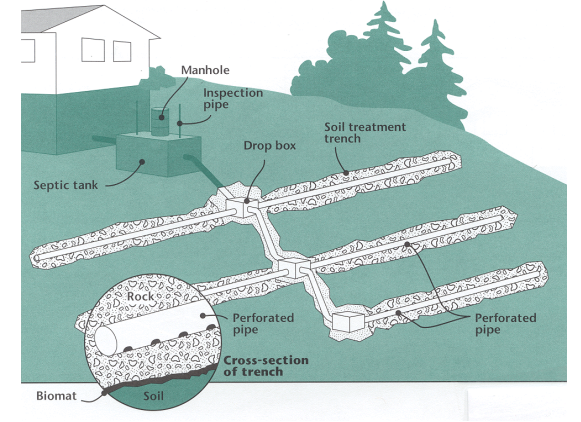
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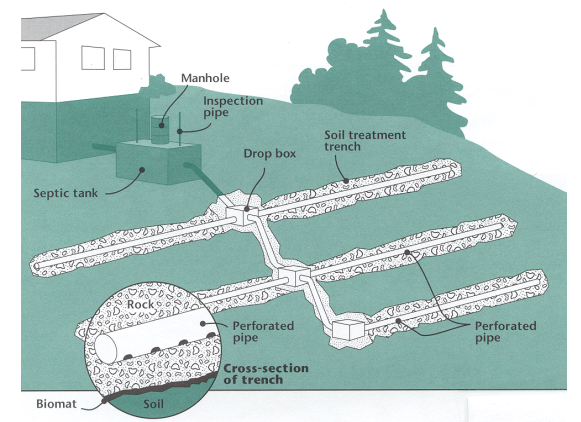


Septic systems can be designed in a variety of ways, pictured above is a typical trench system.

Will my septic system need to be replaced?

Only systems defined as “failing” or “an imminent threat to public health” must be replaced. The following systems will need to be replaced:

- Any system with less than one vertical foot of separation from the bottom of the treatment system to the water table or bedrock.
- A system that is discharging to the ground surface, surface water or ground water source (imminent public health threat).
- A system that is backing-up into a building.



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