



Public Services Division
 Environmental Services Department
 Government Center
 600 Fourth Street East
 Chaska, MN 55318
 952-361-1800
 ssts@co.carver.mn.us

Subsurface Sewage Treatment System (SSTS)

Property Transfer Disclosure Form

Property Information

PID Number(s): _____

Address of Property: _____

Seller's Name: _____

Seller's Address: _____

Buyer's Name: _____

Buyer's Address: _____

Indicate which condition applies to this transfer

_____ SSTS has a valid Certificate of Compliance (COC). (*Attach the COC.*)

_____ SSTS was issued a Notice of Noncompliance or is known to be Noncompliant.
 (*An escrow agreement must be established and attached.**)

_____ The compliance inspection may be postponed if an SSTS Inspector determines that a compliance inspection cannot be completed due to frost or adverse winter conditions **AND** the transfer occurs between November 1st and April 30th. The Buyer must have the compliance inspection completed and submitted to the Environmental Services Department by the following June 1st after the closing date. (*An escrow agreement must be established and attached.**)

SSTS Inspector: I hereby certify that the compliance inspection cannot be completed due to extenuating circumstances.

Signed: _____ License #: _____ Date: _____

Buyer: I agree to have the compliance inspection done and assume full responsibility for the current operational status of the SSTS and any replacement/repair, if necessary.

Signed: _____ Date: _____

_____ Property has received an annexation letter from a city stating that sewer services will be provided in a specified time.
 (*An escrow agreement must be established and attached with the annexation letter.**)

_____ The MPCA Existing SSTS Compliance Inspection Form need not be obtained if the sale or transfer involves one of the exemptions below, per Carver County Chapter 52.

Exemptions

	Yes	No
1. Is the tract of land vacant (without buildings) or contains no structures with plumbing fixtures?	_____	_____
2. Have all of the SSTS on the property been properly abandoned? <i>(Attach the MPCA's SSTS Abandonment Reporting Form.)</i>	_____	_____
3. Is the transfer exempt from the requirement of filing a Certificate of Real Estate Value with the County Auditor, as described in Minnesota Statutes, section 272.115?	_____	_____
4. Is the transfer a foreclosure or tax forfeiture? <i>(This subsection applies only for the transfer from the original mortgagee, to the financial/lending institution or Local Unit of Government. <u>The subsequent transfer shall meet the requirements of this Chapter.</u>)</i>	_____	_____
5. Is the transfer a refinance of the property?	_____	_____
6. Is the sale or transfer to the seller's spouse or ex-spouse? <i>(The sale or transfer may be by deed, through a joint tenancy, of a testamentary nature, or by trust document.)</i>	_____	_____
7. Does the sale or transfer complete a contract for deed or purchase agreement entered into prior to February 24, 1998? <i>(This subsection applies only to the original vendor and vendee on such a contract.)</i>	_____	_____
8. Dwellings or other structures connected exclusively to a municipal wastewater treatment system. <i>(This provision does not include 201 Systems that utilize a septic tank(s) or soil treatment and disposal system. A copy of the city water bill must be attached to this form.)</i>	_____	_____

Signatures (Required by all parties in all cases.)

Seller(s): _____ Date: _____

Buyer(s): _____ Date: _____

Closer(s): _____ Date: _____

Closing Agent's Name Printed, Signature, and Company Name

*Escrow funds for the repair/replacement of the SSTS must be established prior to the sale and be in accordance with the following:

1. A copy of the escrow agreement and this disclosure form must be submitted to Carver County Environmental Services.
2. The escrow agreement must list Carver County as having the "release authority" of the escrow monies.
3. An attorney, title company, or bank are the accepted agencies for holding the monies in escrow.
4. The required amount of money to be held in escrow must be \$20,000 or 125% of the estimated cost, whichever is greater. Attach a copy of the estimate and escrow agreement to this form for closing.

The original copy of this Property Transfer Disclosure Form along with any required attachments must be filed with the Carver County Auditor at the time of recording a property transfer. Any versions of this form prior to January 1, 2019 or that vary from the Official County Form are not compliant with Carver County Ordinance, Chapter 52.