



## Planning & Zoning

Room 234, Wadena County Courthouse, 415 Jefferson Street South, Wadena, MN 56482

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### MEMORANDUM

**DATE:** July 25, 2008

**TO:** Interested Parties

**FROM:** Deana Skov, Zoning Administrator

**SUBJ: Compliance Inspection on Septic System Upon Transfer of Ownership**

This is to notify you that on July 24, 2008, the Wadena County Board of Commissioners passed a resolution to adopt new ordinance language pertaining to septic standards for the County which will become effective September, 1, 2008. As part of the ordinance update, inspection of septic systems upon the transfer of ownership of property for compliance with current septic standards was addressed. The following language was included in the resolution that was passed:

*"2. A current Certificate of Compliance or Notice of Non-Compliance shall be required for all existing septic systems located on a property upon a transfer of ownership of the property. If a system is found to be non-compliant or failing to protect groundwater, it will be required to be upgraded, repaired, or replaced within 10 months of the date of the Notice.*

*a. Transfer of ownership transactions taking place between May 1 and October 31 of each year will be required to submit a Certificate of Compliance or Notice of Non-Compliance to the Wadena County Office of the County Recorder upon the request for recording of the transfer document.*

*b. Transfer of ownership transactions taking place between November 1 of one year and April 30 of the following year will be required to submit a Certificate of Compliance or Notice of Non-Compliance to the Wadena County Office of Planning and Zoning no later than June 1 of the same year."*

Hence, a current inspection report will be required to be submitted to the Recorder's Office with all documents to transfer ownership of a property. The inspections must be conducted, and reports completed, by state licensed septic inspectors, a list of which can be found on the Minnesota Pollution Control Agency website at: [www.pca.state.mn.us/programs/ists/registration.html](http://www.pca.state.mn.us/programs/ists/registration.html) . These inspection forms will be passed onto the Wadena County Planning & Zoning Office where they will be processed and enforcement actions determined, if necessary. Systems found to be non-compliant or failing to protect ground water will be required to be upgraded within 10 months of the date of the notice of non-compliance or failure. As you can see in items a. and b. above, measures are in place for consideration of transfers that would take place during the winter months when weather conditions would not be conducive of compliance inspections. Also, although the recording of a document may not be held up because an inspection report was not submitted, failure to do so is a violation of the ordinances of Wadena County which is a misdemeanor punishable according to Minnesota Statutes.