

Buying a house?

Here's what **you,**
the buyer,

Boulder County
**SEPTIC
SMART**

need to know about **new
septic regulations.**

Over the years we've gotten smart about the impact of septic systems in Boulder County. *There is clear evidence that aging, unapproved septic systems are leaking into our water system.* This is bad news for our health and for the environment.

New regulations, effective September 1, 2008, in Boulder County will protect our health and environment.



Here are 6 FACTS a home buyer should know:

- 1** The new **Property Transfer Regulation** requires that a septic system be permitted, approved, and inspected before the sale of the home. Either the existing owner or the buyer will need to make any repairs or replacements within one year of the sale date.
- 2** The **status** of the home's septic system is as important as that of the roof, foundation, or electrical system. The condition of the septic system will be determined during the certified inspection.
- 3** You can **check** the approval/permit status of a home's septic system by going to www.septicsmart.org/check.
- 4** If you plan to remodel, you should know that **land use** regulations state that certain home improvements **cannot** be made unless the septic system has been inspected and approved.
- 5** If improvements are necessary, the seller and buyer will need to have an **agreement in place** at the time of **closing**.
- 6** Early in the process ask the seller for a copy of the Property Transfer **Certificate of Operation** issued by Boulder County Public Health for their septic system. It will assure that the system has been checked, updated, permitted, and approved.

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Septic Systems: Maintenance is Important!

If you are buying a house with a septic system, you will basically be running a mini wastewater treatment plant. It's **your** responsibility.



Optimum maintenance means having your system pumped regularly.

Before selling or buying a property a certified inspection is required by the county, unless your septic system has a Certificate of Operation less than 4 years old.

For a helpful list of septic system Dos and Don'ts, go to www.SepticSmart.org and click on Maintenance.

Water & Waste: Too Close for Comfort

Many homes with septic systems depend on private wells for their water supply. This means water wells and septic systems are in close proximity. The two can be a dangerous mix if your septic system isn't approved and properly maintained.



If you are an owner-operator of a septic system, it's important to your health—and the health of your family and neighbors—that you check your system to ensure it has been approved.

PLUS

**Before buying your house,
consider having your WELL WATER tested.
Call: 303 413-7426.**

For further information about the complete property transfer process, a list of inspectors, or the health of septic systems, visit:

www.SepticSmart.org

**Boulder County Public Health:
303 441-1564**

