

PRIVATE INDIVIDUAL SEWAGE TREATMENT SYSTEM DISCLOSURE

Property located in _____ Township in Norman County, State of Minnesota, legally described as follows (“the Property”): _____

Is there a sewer system on or serving the property? YES NO

If YES, provide disclosure information below:

If NO, sign the seller(s) statement at the bottom of this form.

SPECIAL NOTES FOR BUYER(S) AND SELLER(S):

If fully and correctly completed, this disclosure form satisfies the requirements of Minnesota Statutes Section 115.55, subdivision 6. The intent is to provide the potential buyer about the status and location of the sewer system without the services of an ISTS professional. The seller discloses the following information knowing that even though this is not a warranty, prospective Buyers may use this information to decide whether and on what terms to purchase the Property. Seller(s) authorizes anyone representing any Party(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

IT IS RECOMMENDED THAT BUYER(S) AND/OR SELLER(S) CONTRACT FOR THE SERVICES OF A LICENSED INSPECTOR OR QUALIFIED EMPLOYEE REGISTERED WITH THE STATE OF MINNESOTA FOR A COMPLIANCE INSPECTION OF THE SEWER SYSTEM, ACQUIRE A CERTIFICATE OF COMPLIANCE OR NOTICE OF NONCOMPLIANCE, AND PROVIDE FOR THE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY SEWER SYSTEM DEFECTS.

A COMPLIANCE INSPECTION IS THE ONLY METHOD TO ADEQUATELY EVALUATE A SEWER SYSTEM. A CERTIFICATE OF COMPLIANCE OR NOTICE OF NONCOMPLIANCE, NOT THIS DISCLOSURE FORM, ARE THE ONLY DOCUMENTS WHICH IDENTIFY A COMPLETE INSPECTION.

Unless the Buyer(s) and Seller(s) agree to the contrary in writing before the closing of the sale or property transfer, a seller who fails to disclose the existence or known status of an individual sewage treatment system at the time of sale, and who knew or had reason to know the existence or knows the status of the system, is liable to Buyer for costs relating to bringing the system in compliance with the individual sewage treatment system rules and for reasonable attorney fees for collection of costs from Seller. Any legal action under MN Statutes 115.55 must be commenced within two years after the date on which Buyer closed the purchase of the real property where the system is located.

SEWER SYSTEM TYPE (Check appropriate sewer system component and indicate location on map below).

<u>Tank(s):</u>	<u>Soil Treatment System:</u>	<u>Other:</u>
<input type="checkbox"/> Sewage tank	<input type="checkbox"/> Gravel trench	<input type="checkbox"/> Alternative system
<input type="checkbox"/> Aerobic tank	<input type="checkbox"/> Gravelless trench	(Identify type _____)*
<input type="checkbox"/> Pump tank	<input type="checkbox"/> Chamber trench	<input type="checkbox"/> Experimental system
<input type="checkbox"/> Holding tank	<input type="checkbox"/> Seepage bed	(Identify type _____)*
	<input type="checkbox"/> Mound	
	<input type="checkbox"/> At-grade	

Note: if the system is a type other than on listed above, the sewer system may not be in compliance with applicable requirements.

*Describe any special conditions or monitoring requirements associated with this type of system: _____

System type, if other than those listed: _____

Do alternative standards apply to the sewer system? YES NO

SEWER SYSTEM STATUS

When was the system installed? _____ Installer name/phone _____

Have the tank(s) been pumped? _____ If so, pumper name/phone _____

Frequency of pumping? _____

Tank Size(s) _____ Gallons or inside dimensions

Soil Treatment area size(s): _____ Square feet

Serves how many bedrooms? _____

Approximate soil texture (clay, sand, loam) or estimated sizing factor, if known: _____

Is there a reserve area for an additional soil treatment system? _____ (If so, indicate location on map)

Is the sewer system entirely within the Property boundary lines including setback requirements? _____

Is the system shared by more than one dwelling or other establishment? _____

If so, how many units on the system? _____

Annual fee? _____ Maintenance schedule? _____

Does the sewer system have a permit? State _____ Local _____

(Note: permits are required for systems designed to treat an average design flow over 10,000 gpd)

If so, indicate state entity and permit number: _____

Distance between nearest well and sewer system: ___ Ft Depth of casing of all wells within 100 ft ___ Ft

Have any bedrooms been added to the property since the sewer system was installed? ____ If yes, identify the date and the number of bedrooms added: _____

Have there ever been any indications of slow drainage from plumbing fixtures? _____

Are there any known defects in the sewer system?

If yes, please explain: _____

COMPLIANCE CRITERIA

Has there ever been evidence of:

Discharge of sewage to the ground surface	YES	NO
Discharge of sewage to a surface water	YES	NO
A seepage pit, drywell, cesspool, or leaching pit	YES	NO
Less than three feet of vertical separation between the soil treatment system bottom and saturated soil or bedrock	YES	NO
Sewage backup into dwelling or other establishment	YES	NO
Situations with the potential to immediately and adversely impact or threaten public health or safety	YES	NO

Describe the evidence for all YES answers _____

Were any of the YES answers resolved through upgrade, replacement, repair, or other such methods? If so, describe the items resolved and the method of resolution: _____

Describe any type of work in addition to that above which has been performed since you have owned the Property, identify who conducted the work and when: _____

Note: If you answered YES to any of the above questions without evidence of resolution, the sewer system is NOT in compliance with sewage treatment system laws and rules. Local units of government may also impose additional compliance criteria, such as the requirement to meet local ordinance at the time of construction. If any water using appliance or bedroom has been added to the Property, the system may no longer be in compliance with sewage treatment system laws and rules.

