

THIS REGULATION REQUIRES A PROGRAM THAT INCLUDES

1. The inspection and evaluation of septic systems and/or wells before any residential home property is transferred.
2. Inspections can be performed by private Certified Inspectors or Ingham County Health Department. Private Inspectors will be certified by Ingham County. Please contact private inspectors and/or Ingham County for current fees. All inspections, either private or completed by the County, will require payment of an administrative fee. Inspectors will have documentation to ensure their certification. A list of these certified inspectors and contact information will be maintained by Environmental Health and will be available on the web site.
3. Inspection reports must be filed with the Health Department. These reports include:
 - A description of the water and septic system status.
 - A summary of findings.
4. That within five (5) business days of receiving the completed package from the inspector, the County will generate a written notice either authorizing the transfer of property or citing non-compliance.
5. Property owners have thirty (30) days to submit corrective action plans in cases of non-compliance.
6. All necessary corrective actions approved by the Health Department and completed within one hundred eighty (180) days.
7. The authority of the Health Department to certify inspectors and regulate this Regulation.

WHY DO WE NEED THIS PROGRAM?

As identified by USDA soil maps, more than 80% of County properties have soil or site limitations for On-site Septic Disposal Systems. An estimated 25/30% of septic systems county-wide fail.

Systems that are in failure represent a risk to Public Health, groundwater and surface water resources, as well as become a financial burden for the homeowner.

CAN I SELL A HOUSE BEFORE REPAIRS ARE COMPLETED?

A Homeowner or his/her agent can receive approval for property transfer if the following is submitted to and approved by Environmental Health:

- a. Corrective action plan
- b. Proof of contract with contractor
- c. Demonstration of an escrow account which covers the cost of required repairs at 1.5 times the actual cost.

WILL THIS PROGRAM DELAY HOME SALES?

No. However, the sooner the process begins, the sooner it can be completed.

Any approved inspections are valid for a 12 month period.

Environmental Health does not control inspection schedules of private inspectors. Getting started early will promote the process and avoid delays.

INGHAM COUNTY REGULATION FOR INSPECTION OF WELL AND SEPTIC AT TIME OF PROPERTY TRANSFER

On April 25, 2006

The Ingham County Board of Commissioners adopted the Ingham County Regulation for the Inspection of Residential On-Site Water and Sewage Disposal Systems at Time of Property Transfer. This Regulation will protect public health and safety by ensuring safe and adequate water supplies and proper disposal of human sewage

**THIS REGULATION
EFFECTIVE:
June 9, 2006**

**DOWNLOAD THE FULL TEXT OF THE
REGULATION AT: <http://www.ingham.org/>**

HOW WILL THESE INSPECTIONS BE ACCOMPLISHED?

Homeowners or their agents can hire certified private inspectors to conduct these inspections or can contact the Health Department for inspections. A list of certified inspectors is available from the Ingham County Health Department or on the Ingham County website.

revised 2011

IMPORTANT!!!

BEFORE

You Sell....



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