



Do You Have a Septic System? Be Aware of The Larimer County Requirements

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Larimer County's rules for selling a property with a septic system have been in place for one year now but few are aware of the new requirements. While it has always been customary for a seller to have the septic system pumped and inspected prior to closing, now it is mandatory. Why the change? The county is trying to protect buyers and uncover unhealthy systems. According to Larimer County's website, Colorado counties operating similar programs found repairs were needed in approximately 20% of septic systems that were inspected.

A seller must use a Larimer County certified 3rd party inspector to pump and inspect the septic. If the system is in good working order, the inspector will submit documentation to Larimer County for review. A seller must then obtain an Acceptance Document from Larimer County and provide this to the buyer.

If the system fails, the seller must repair it. If the seller is unable or unwilling to repair the system, the buyer accepts responsibility and must obtain a permit and repair the system within 180 days of purchase.

We have seen the cost of inspections under this new system double. Prior to implementation, the cost for a septic pump and inspection was around \$350 - \$400. Now sellers are paying between \$750 - \$850 for the extra effort of providing documentation to the county.

Need more details? Visit www.larimer.org and enter Septic System Transfer of Title



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