



County of Santa Cruz

Health Services Agency – Environmental Health

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EnvironmentalHealth@santacruzcounty.us



SALE OF PROPERTIES WITH A SEPTIC SYSTEM

Before a property with an Onsite Wastewater Treatment System (OWTS) is sold, a seller or buyer may voluntarily choose to have a Point of Sale (POS) evaluation report produced by a registered Approved Provider (AP). The POS evaluation report is submitted to Santa Cruz County Environmental Health directly to ENVpointofsale@santacruzcounty.us and a Certificate confirming receipt of the evaluation will be issued.

POINT OF SALE REPORT PROCESS

1. **INSPECTION:** The Point of Sale evaluations can be performed up to six months prior to the property transfer, and must be completed by an approved provider who is registered with Environmental Health (EH). The list of AP's who are registered to conduct a POS field inspection can be found at www.scceh.com/pos
2. **PUMPING:** All tanks and pump chambers must be pumped by a Santa Cruz County permitted [liquid waste hauler](#). Pumping must be completed within six months prior to the Point of Sale. It is recommended that the POS pumping be scheduled in conjunction with the POS field inspection.
3. **REPORT SUBMITTAL:** The POS Evaluation Report (Report) is submitted by the AP electronically to Environmental Health at ENVpointofsale@santacruzcounty.us. At this time, no application fee is due at the time of report submittal.
4. **CERTIFICATION:** EH will provide a Report Certificate to the seller and interested parties within ten business days of the report submittal. The report and certification shall be disclosed by the seller to any perspective buyers. EH will also post the POS Report to its database that can be searched online. The certificate is good for two years unless any reported conditions have materially changed.
5. **REPAIRS:** If the AP has determined that the OWTS is failing or has structural defects, then the system is required to be repaired under permit prior to the sale of the property. The responsibility of correction may be transferred to the buyer by completing the "[Transfer of Responsibility to Repair Form](#)". This form is to be submitted to Environmental Health before the sale of the property and included in the real estate transfer documentation. In

the case of a transfer, the buyer must apply for a repair permit within 30 days of the close of escrow and is required to complete the correction within 90 days of the close of escrow.

6. **EXCEPTIONS:** A POS evaluation is not required under the following circumstances:
- a. New OWTS installed within five years provided that the system was permitted and finalized by EH.
 - b. OWTS that have had a repair or upgrade, under permit, are exempt for three years after the system is installed provided both the tank and leachfield were replaced and a final inspection was conducted by EH.
 - c. Certain types of transfers are exempt from POS evaluations, these can be found by visiting the following link and reviewing the FAQs:
<https://www.scceh.com/NewHome/Programs/LandUse/RuralRealEstateSales.aspx>

For additional information visit our website at [Rural Real Estate Sales \(scceh.com\)](https://www.scceh.com)