

On-Site Wastewater Treatment System Transfer of Title Inspections

El Paso County Public Health (EPCPH) requires that a property owner of a residence or other building served by an On-Site Wastewater Treatment System (OWTS), have an inspection of that system to demonstrate that the system is functioning prior to the sale or transfer of the property title.

> Why does EPCPH require a Transfer of Title Inspection Program?

- To discover problems that need to be repaired in order to prevent larger problems or failures
- To assure that properly trained and certified inspectors conduct OWTS inspections
- To establish uniform OWTS inspection criteria and requirements
- To protect groundwater and the property owner's investment

> Who is required to obtain a Transfer of Title Inspection?

- In most cases the property owner or transferor typically has the OWTS inspected and obtains an Acceptance Document from EPCPH.

> How do I find an OWTS inspector?

- A list of certified inspectors is on the EPCPH website: www.elpasocountyhealth.org

> Who can apply for the Acceptance Document?

- The owner, transferor, or real estate agent may submit an application after the OWTS has been evaluated by an EPCPH-certified inspector. An online application is available at the EPCPH website.

> How do I obtain an Acceptance Document?

- Have the OWTS inspected by an EPCPH-certified OWTS inspector. These inspectors are independent contractors and do not work for EPCPH.
- The certified inspector will submit the inspection report to a web-based electronic reporting system.
- Submit an "Application for an Acceptance Document" to EPCPH, and pay the fee established by the El Paso County Board of Health.

> What if the inspector finds a deficiency?

- Repairs must be completed within 90 days, unless EPCPH determines that an imminent health hazard (such as surfacing sewage) exists. If an imminent health hazard exists, the time frame for corrective action will be determined by EPCPH to protect public health.
- Depending on the deficiency, a repair permit may be required from EPCPH to repair the OWTS.

> What if the OWTS has a deficiency and/or is malfunctioning and the owner is not able to obtain a repair permit and complete the repairs prior to the closing date?

- EPCPH issues a conditional acceptance document, provided that the purchaser of the property, or the assigned agent, agrees to obtain a permit and complete all necessary repairs to the OWTS within 90 days of occupancy of the structure.

> How long is the Acceptance Document valid?

- The acceptance document is valid until the date of real estate closing, or for a period of twelve months, whichever comes first. The acceptance document may be renewed one time for a period of six months.

For further questions, please contact the Environmental Health Division at 719-578-3199, option 3.

