

# SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE STATEMENT

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1. Date \_\_\_\_\_
2. Page 1 \_\_\_\_\_ of pages: THE REQUIRED MAP IS
3. ATTACHED HERETO AND MADE A PART HEREOF

4. Property located at \_\_\_\_\_ in the City of \_\_\_\_\_
5. County of \_\_\_\_\_ State of Minnesota, legally described as follows or on
6. attached sheet (the "Property") \_\_\_\_\_

7. \_\_\_\_\_
8. This disclosure is not a warranty of any kind by Seller(s) or any licensee(s) representing or assisting any party(ies) in
9. this transaction, and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

10. **BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE**
11. **SUBSURFACE SEWAGE TREATMENT SYSTEM AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A**
12. **CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTION/DEFECTS.**

13. **SELLER'S INFORMATION:** The following Seller disclosure satisfies MN Statutes Chapter 115.55. Seller discloses
14. the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on
15. this information in deciding whether and on what terms to purchase the Property. The Seller(s) authorizes any
16. licensee(s) representing or assisting any party(ies) in this transaction to provide a copy of this statement to any person
17. or entity in connection with any actual or anticipated sale of the Property.

18. Unless Buyer and Seller agree to the contrary in writing before the closing of the sale, a Seller who fails to disclose
19. the existence or known status of a subsurface sewage treatment system at the time of sale, and who knew or had
20. reason to know of the existence or known status of the system, is liable to Buyer for costs relating to bringing the
21. system into compliance with subsurface sewage treatment system rules and for reasonable attorney fees for collection
22. of costs from Seller. An action under this subdivision must be commenced within two years after the date on which
23. Buyer closed the purchase of the real property where the system is located.

24. Legal requirements exist relating to various aspects of location and status of subsurface sewage treatment systems.
25. Buyer is advised to contact the local unit(s) of government, state agency or qualified professional which regulates
26. subsurface sewage treatment systems for further information about these issues.

27. The following are representations made by Seller(s) to the extent of Seller(s) actual knowledge. This information is a
28. disclosure and is not intended to be part of any contract between Buyer and Seller.

## 29. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:

30. *(Check the appropriate box.)*

31.  Seller certifies that Seller does not know of any subsurface sewage treatment system on or serving the above-
32. described real property. *(If this option is checked, then skip to the last line and sign and date this Statement.)*

33.  Seller certifies that the following subsurface sewage treatment system is on or serving the above-described
34. Property.

35. Is the subsurface sewage treatment system(s) currently in use?  Yes  No

36. TYPE: *(Check appropriate box(es) and indicate location on attached MAP.)*

37.  Septic Tank:  with drain field  with mound system  seepage tank  with open end

38. Is this system a straight-pipe system?  Yes  No  Unknown

39.  Sealed System (holding tank)

40.  Other (Describe): \_\_\_\_\_

41. **NOTE: If any water use appliance, bedroom or bathroom has been added to the Property, the system may**
42. **no longer comply with applicable sewage treatment system laws and rules.**

43. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

**SUBSURFACE SEWAGE TREATMENT  
SYSTEM DISCLOSURE STATEMENT**

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- 45. Property located at \_\_\_\_\_.
- 46. Seller or transferor shall disclose to Buyer or transferee what Seller or transferor has knowledge of relative to the
- 47. compliance status of the subsurface sewage treatment system. \_\_\_\_\_
- 48. \_\_\_\_\_
- 49. \_\_\_\_\_
- 50. Any previous inspection report in Seller's possession must be attached to this Disclosure Statement.
- 51. When was the subsurface sewage treatment system installed? \_\_\_\_\_
- 52. Installer Name/Phone \_\_\_\_\_
- 53. Where is tank located? \_\_\_\_\_
- 54. What is tank size? \_\_\_\_\_
- 55. When was tank last pumped? \_\_\_\_\_
- 56. How often is tank pumped? \_\_\_\_\_
- 57. Where is the drain field located? \_\_\_\_\_
- 58. What is the drain field size? \_\_\_\_\_
- 59. Describe work performed to the subsurface sewage treatment system since you have owned the Property.
- 60. \_\_\_\_\_
- 61. \_\_\_\_\_
- 62. Date work performed/by whom: \_\_\_\_\_
- 63. \_\_\_\_\_
- 64. Is subsurface sewage treatment system entirely within Property boundary lines, including set back
- 65. requirements? \_\_\_\_\_ Is the system shared? \_\_\_\_\_ How many units on system? \_\_\_\_\_ Annual Fee? \_\_\_\_\_
- 66. Comments: \_\_\_\_\_
- 67. \_\_\_\_\_
- 68. On this Property: \_\_\_\_\_
- 69. \_\_\_\_\_
- 70. Approximate number of:
- 71. people using the subsurface sewage treatment system \_\_\_\_\_
- 72. showers/baths taken per week \_\_\_\_\_
- 73. wash loads per week \_\_\_\_\_
- 74. Distance between well and subsurface sewage treatment system? \_\_\_\_\_
- 75. Have you received any notices from any government agencies relating to the subsurface sewage treatment system?
- 76. (If "Yes", see attached notice.)  Yes  No
- 77. Are there any known defects in the subsurface sewage treatment system?  Yes  No
- 78. If "Yes", please explain: \_\_\_\_\_
- 79. \_\_\_\_\_
- 80. \_\_\_\_\_

81. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

**SUBSURFACE SEWAGE TREATMENT  
SYSTEM DISCLOSURE STATEMENT**

83. Property located at \_\_\_\_\_.

**84. SELLER'S STATEMENT:**

85. *(To be signed at time of listing.)*

86. I/We, Seller(s) of the Property acknowledge the above subsurface sewage treatment system disclosure and *MAP*  
87. and authorize listing broker to disclose this information to prospective buyers.

88. \_\_\_\_\_  
(Seller) (Date) (Seller) (Date)

**89. BUYER'S ACKNOWLEDGMENT:**

90. *(To be signed at time of purchase agreement.)*

91. I/We, the Buyer(s) of the Property acknowledge receipt of this Subsurface Sewage Treatment System Disclosure  
92. Statement and *MAP* and agree that no representation regarding the condition of the subsurface sewage treatment  
93. system have been made, other than those made above.

**94. LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS AND ARE NOT RESPONSIBLE FOR ANY  
95. CONDITIONS EXISTING IN THE SUBSURFACE SEWAGE TREATMENT SYSTEM.**

96. \_\_\_\_\_  
(Buyer) (Date) (Buyer) (Date)

**97. SELLER'S ACKNOWLEDGMENT:**

98. *(To be signed at time of purchase agreement.)*

99. AS OF THE DATE OF THE ACCEPTANCE OF THE PURCHASE AGREEMENT, I/We, the Seller(s) of the above  
100. Property, agree that the condition of the subsurface sewage treatment system is the same as noted above, except for  
101. changes as indicated below which have been signed and dated.

102. \_\_\_\_\_

103. \_\_\_\_\_

104. \_\_\_\_\_

105. \_\_\_\_\_

106. \_\_\_\_\_

107. \_\_\_\_\_

108. \_\_\_\_\_

109. \_\_\_\_\_

110. \_\_\_\_\_

111. \_\_\_\_\_

112. \_\_\_\_\_

113. \_\_\_\_\_

114. \_\_\_\_\_  
(Seller) (Date) (Seller) (Date)

115. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**