



COUNTY OF SANTA CRUZ

Seller Transfer of Responsibility to Buyer for Private Sanitary Sewer Lateral Repair

Property Information

Street Address _____ City _____ Assessor's Parcel Number _____

Requirements

Whether as part of a sale or of the recording of a contract of sale, all **Sellers** of real property (residential, commercial, industrial, or other) shall certify to the following, prior to the recording of any deed or other document transferring title:

1. A County-approved cleanout already exists on the property or a new cleanout has been installed by a licensed plumber and inspected by the County;
2. If determined necessary by the County, a County-approved backflow device (may be a cleanout/backflow combination device) already exists or a new backflow device has been installed by a licensed plumber and inspected by the County; and
3. Repairs to the private sewer lateral, if any, required by the County have been completed by a licensed plumber and inspected by the County.

However, before the sale of property, the Seller and Buyer of the property may mutually agree to transfer the responsibility for the above from the Seller to the Buyer. In the event the Buyer agrees to assume responsibility for repairing the private sewer lateral and installing the required devices, the Seller shall provide the inspection video and inspection form (reviewed by the County) to the Buyer, which indicates the repairs needed to meet the County's requirements. The Buyer shall then complete the repairs to meet the County's requirements **no later than 90 calendar days after the date of approval by the County of this transfer of ownership form.** (See date recorded at the top of this sheet). Failure to comply may result in civil and administrative penalties as specified in the code.

Seller's Certification

By signing below, I, the Seller, declare I will adhere to the requirements stated herein and state that the Buyer has agreed to assume the responsibility to complete the required private sanitary sewer repairs and device installations at the referenced property. I have provided the buyer with a copy of the County comments and sewer video inspection materials.

Seller's Name (printed) _____ Seller's Signature _____ Date _____ Telephone No. _____

Buyer's Certification

By signing below, I, the Buyer, declare I will adhere to the requirements stated herein and accept the responsibility to complete the required private sanitary sewer repairs and device installations at the referenced property no later than 90 calendar days after this agreement for the transfer of responsibility is approved by the County. I have been provided a copy of the County comments and been provided a copy of the inspection materials. I understand penalties may be assessed if mandated repairs are not completed within the stated timeframe.

Buyer's Name (printed) _____ Buyer's Signature _____ Date _____ Telephone No. _____

To be completed by the Buyer and Seller

Seller or Seller's Agent:

Mailing Address for the next 90 days

Physical Residence Address

Email Address

Buyer:

Mailing Address for the next 90 days

Physical Residence Address

Email Address

Plumber:

Name of Preparer of Inspection video and report

Phone

Name of Preparer of Estimate (if available) for repair work

Phone

(For County Use Only)

The Santa Cruz County Department of Public Works, Sanitation Division, has reviewed this disclosure statement, and confirms that the responsibility to complete the County-required repairs:

_____ Rests with the seller and must be completed **prior to transfer of title** or

_____ Have been transferred to the buyer and must be complete **no later than 90 calendar days after this transfer of responsibility form is approved by the County.**

This signed Transfer of Responsibility to Repair Form shall be submitted to the County, as a complete form, before the close of escrow and included in the real estate title transfer documentation.

Form updated 2/23