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Septic Tanks Requirements for Property Sales

Each county has individual rules concerning septic systems and what has to happen with them at time of transfer of title. Some of the regulations for Denver area counties appear below.

Adams: The buyer must be provided with a copy of, “[Septic System Guidelines and Records](#)”. This is a document provided by Tri-County Health Department. It educates buyers on the care and maintenance of their septic system. It also contains a record of maintenance and repairs done.

Owners of septic systems are required to have their tanks pumped and inspected at least once every four years by a systems cleaner licensed by Tri-County Health Department. Proof of maintenance must be submitted to Tri-County Health Department in Commerce City.

Renter are jointly and equally responsible for maintenance of septic systems and for any liability that may arise from the systems.

[Regulations in PDF format](#)

Arapahoe: Same as Adams. Part of Tri-County Health System. [Regulations in PDF format](#)

Boulder: [A permit](#) is required at time of transfer of title. All homes in Boulder County must have an adequately operating and approved septic system at the time of sale or purchase of the home, or a written agreement that the buyer will make any needed repairs within one year of the closing. If the system doesn't pass, the owner is required to get a repair permit, or written agreement from the new owner accepting responsibility for repairs.

To obtain a, [Property Transfer Certificate](#), documentation of size, age and location are required. Septic systems that have been built and certified in the past 10 years are exempt. Documentation of condition and functionality are required from a properly [certified inspector](#). Cost estimates for pumping are \$200 and \$150-350 for inspection. Permits are valid for 90 days or until title transfer, whichever comes first.

[A .pdf brochure for sellers.](#)

Douglas: Same as Adams. Part of Tri-County Health System. [Regulations in PDF format](#)

Jefferson County: A use permit must be obtained before transfer of property. A [use permit](#) is a document issued by Jefferson County Department of Health and Environment that provides information about installation and operation of individual septic systems.

[Use permits](#) are obtained by having the system pumped and inspected by an county certified contractors. These inspectors and pumpers are certified by national professional associations or the Colorado state licensing board for professional engineers.

Pumping and inspection should cost \$400-500. The inspection and pumping forms are then sent to the Jefferson County Health Department with a \$75 filing fee. Your, Use Permit, should be issued within 10 days.

Permits are valid for 6 months or until the time of title transfer, which ever comes first.

Contact: Craig Sanders, Jefferson County Department of Health and Environment, (303) 271-5759 or email at csanders@jeffco.us.

Park County: Requires no transfer of ownership, but ownership records are updated for a \$5 fee.

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