



PROPOSED

Property Transfer Inspection Requirement for Septic Systems

By February 2027, Washington state will require all septic systems (also called on-site sewage systems or "OSS") to be inspected when a property is sold or the deed is transferred. Snohomish County is working to develop this requirement locally.

Real Estate Professional	Seller
Certified Septic Professional	Buyer
Snohomish County Health Department (SCHD)	

Once Snohomish County codifies the new requirement, **real estate professionals** should be aware of and inform their clients of the main responsibilities for the parties involved.

1 Seller needs the following prior to closing:

- Full septic system inspection within past 12 months
- Septic tank pumped within past 12 months
- As-built record drawing of septic system

Inspection & pumping must be done by a **certified septic professional**. If no as-built record drawing is on file, they must also create a site plan at the time of inspection or pumping.

2 Seller submits a Report of Property Transfer (RPT) & pays a fee prior to closing.

3 SCHD reviews the Report of Property Transfer (RPT) & related septic records.

If system has no issues...

There are no additional requirements.
Proceed to step 4.

If system needs minor repairs...

SCHD sends notification letter and may conditionally accept the RPT.

SCHD may investigate depending on the type of deficiency.

If system is failing and a permit is needed...

SCHD requires 90-day compliance schedule and does not accept the RPT.

SCHD will investigate in the event of surfacing sewage.

Seller must hire **certified septic professional** to complete repairs & submit a follow-up report to **SCHD**.

Corrections must be completed prior to closing.

Seller contacts a licensed septic designer to submit an application to **SCHD**.

If the system cannot be repaired prior to closing, the **seller** can transfer responsibility to the **buyer**. A contractual compliance agreement* must be submitted to **SCHD** prior to closing.

*Template is provided by **SCHD** and must be signed by all parties.

4 SCHD completes RPT & provides copy to **seller** (valid for 12 months from the date of acceptance).

Exemptions

- Septic system was installed within the past 12 months
- Septic system has been abandoned and property is connected to public sewer
- Property will be connected to public sewer (must provide proof with letter from sewer district)
- Property is new construction and has never been occupied (must provide proof of vacancy)