

ON-SITE SEPTIC



Septic systems are underground wastewater treatment structures used to treat wastewater from household plumbing such as, bathrooms, kitchen drains and laundry.

THE SELLER'S RESPONSIBILITIES

Inspection of on-site sewage system (OSS) Public Health-Seattle & King County requires all sellers of properties with onsite sewage systems to have their on-site sewage system inspected by a King County licensed On-Site System Maintainer (OSM). The inspection must be completed and a copy of the report must be given to both the buyer and Public Health before the transfer of title. The OSM must use the King County reporting system when submitting inspection reports to Public Health. OSS Property Transfer Inspection Reports are valid for six months from the inspection date.

Notice of On-site System Maintenance Requirements (OSSM) Before closing, the seller must record Notice of On-site Sewage System Operation and Maintenance Requirements (OSSM)* at the King County Recorder's Office. This is a document that acknowledges the property is served by a septic system and describes the owner's responsibilities for maintaining the system. The seller gives a copy of the recorded OSSM to the buyer prior to closing. A declaration of receipt of the recorded OSSM should be signed by the seller and buyer for their records (King County does not need a copy of this declaration of receipt).

**OSSM is also known as Form 22U by the Northwest Multiple Listing Service

On the title report, notice that OSS has been recorded will appear as shown below:

NOTICE OF ONSITE SEWAGE AND THE TERMS AND CONDITIONS THEREOF.

RECORDED:	JUNE 25, 2018
RECORDING NO.:	20180625001234
REGARDING:	OPERATION AND MAINTENANCE

THE BUYER'S RESPONSIBILITIES

At the time of sale or property transfer, the buyer submits to Public Health the required Operation and Maintenance Program fee and a copy of the recorded On-site Sewage System Operation and Maintenance Requirements (provided by the seller prior to closing as described in the previous section.) The buyer will receive information regarding good practices for maintaining septic systems.

Connect with CW Title to get answers to all of your title and escrow questions!
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