



# County of Santa Cruz

## Health Services Agency – Environmental Health

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### **Point of Sale Inspection Program Guidelines as of July 1, 2023**

The Point of Sale Onsite Wastewater Treatments System (OWTS) requirement can be found in the Sewage Disposal Ordinance Section 7.38.216 which was approved as part of the Santa Cruz County Local Agency Management Program (LAMP) by the Central Coast Regional Water Quality Control Board on October 14, 2021 and by the Santa Cruz County Board of Supervisors on October 25, 2022. In addition, the LAMP has been approved by the Santa Cruz County Planning Commission. The goal of this program is to protect public health by evaluating septic systems, identifying and repairing failing systems, locating unknown systems and making records available to the public. Inspections will help to identify failing and hazardous systems and will help to protect buyers from unforeseen repair obligations. This requirement is effective July 1, 2023.

Prior to selling a property, a property owner shall have the (OWTS) serviced and inspected by a licensed and permitted Liquid Waste Hauler (LWH). If the property is served by an enhanced treatment OWTS, the system must be serviced by an Onsite System Service Provider (OSSP). The inspection or service report must be performed within the preceding 6-month period prior to the close of escrow. The pumping inspection report for a conventional OWTS must have a flow test completed. After July 1, 2023, the flow test must use a minimum of 250 gallons of water measured using a mechanical flow meter.

The LWH inspection report or the OSSP inspection report must be submitted to Environmental Health along with the local [Real Estate Disclosure](#) form to [ENVpointofsale@santacruzcounty.us](mailto:ENVpointofsale@santacruzcounty.us) at the time of the property transfer.

If the OWTS is discovered to be failing or has structural defects, the system is required to be repaired under permit prior to the sale of the property. The responsibility of correction may be transferred to the buyer by completing the "[Transfer of Responsibility to Repair Form](#)". This form is to be submitted to Environmental Health before the sale of the property and included in the real estate transfer documentation. In the case of a transfer of responsibility, the buyer must apply for a repair permit within 30 days of the close of escrow and is required to complete the correction within 90 days of the close of escrow.

If a property is served by an enhanced treatment system, the seller is required to disclose any active annual service agreements, contact information of the current OWTS service provider, and the associated annual county and service provider fees. New owners are required to provide proof of service policy transfer or of a new service policy with an approved service provider upon transfer.

*For additional information visit our website at [Rural Real Estate Sales \(sceh.com\)](http://Rural Real Estate Sales (sceh.com))*