

Property Transfer Sewage Disposal Information Form



Date: _____

742 Bay Road, Queensbury, NY 12804
P: 518-761-8256 www.queensbury.net

(Name of Owner/Applicant)

Re: Onsite Wastewater Treatment System Inspection Information Request for:

(Site Address for Inspection)

Thank you for requesting an inspection for the onsite wastewater treatment system (OWTS) located on the property referenced above. We look forward to completing a thorough inspection for you. You can help us do the best job possible by providing some advanced information about the site. Prior to our inspection, we request this **completed application**, a **site map indicating the location of the septic components** and confirmation the pre-inspection preparation (see the last page of this packet) will be completed *prior to our arrival*.

Enclosed is a **Septic System Inspection Information** form, which must be completed, signed and returned to this office, with the appropriate fee(s) and documentation, prior to scheduling an inspection.

Please note the Town of Queensbury's fee for this service is \$275. Be advised that all fees must be paid prior to scheduling the inspection. **We require 48 hours notification prior to scheduling the inspection.**

If the purchaser is requesting an **exemption**, please submit this application along with a **notarized letter** stating the septic system will be **inspected or repaired/replaced within 6 months** from the date of the Property Conveyance or **June 1st of the current, or following year** (whichever comes first), a map locating the septic system and **payment totaling \$2275** (\$2000 refundable deposit plus \$275 permit fee). The deposit is forfeited if the owner fails to complete the repairs or installation as stated above.

If you have any questions, please call.

Phone: (518) 761-8256

Email: kated@queensbury.net

Thank you.

Sincerely,



John O'Brien, Director
Building and Code Enforcement
Town of Queensbury



Town of Queensbury

742 Bay Road, Queensbury, NY 12804

P: 518-761-8206 or 518-761-8205

www.queensbury.net

Office Use Only

Permit #: _____

Fee: _\$ _____

Invoice #: _____

SEWAGE DISPOSAL SYSTEM INSPECTION INFORMATION
Individual Residential Wastewater Treatment System

CONTACT INFORMATION (please print legibly or type and include an email address)

Property and Owner Information: *(Please attach property survey or tax parcel map)*

Property address for inspection: _____

Tax map number: _____

Property owner: _____

Mailing Address (c/s/z): _____

Cell #: _____ Land Line #: _____

Email: _____

Applicant (if different than above): _____

Mailing Address (c/s/z): _____

Cell #: _____ Land Line #: _____

Email: _____

Proposed Owner Realtor Attorney Other (explain: _____)

Septic Contractor: _____

Mailing Address (c/s/z): _____

Cell #: _____ Land Line #: _____

Email: _____

Reason for Inspection Request:

On the market Future listing Sale Pending Deed Transfer Other: _____

HOUSEHOLD INFORMATION

PLEASE SEE SEPARATE PAGE FOR EXEMPTIONS

Bedrooms _____ # Bathrooms _____ # Kitchens _____ Jacuzzi tub(s) _____ Garbage grinder _____

Onsite Wastewater Treatment System:

How many systems are on the property? _____

Year system(s) installed: Tank _____ Size of Septic Tank _____

Type of Absorption System: _____

Are all system components wholly within the property boundaries? Yes No

Are system plans available? Yes No

Does the system(s) serve multiple properties? Yes No

If yes, describe _____

Maintenance:

Service agreement? Yes No; If yes, business' name _____

Date of last inspection _____ N/A Date tank last pumped _____ N/A

Frequency of pumping _____ N/A

List known repairs/replacements, with dates:

<u>Date</u>	<u>Type of Repair/Replacement</u>
_____	_____
_____	_____
_____	_____

Operation:

- | | | |
|---|------------------------------|-----------------------------|
| System problems? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| ♦ Sewage odors? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| ♦ Direct surface discharge(s)? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| ♦ Back-up of toilets? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| ♦ Back-up of any other fixtures? (e.g. slow drains) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| ♦ Seasonal ponding or breakout of leach field? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Statement of Acceptance of Conditions:

I agree to:

- Ensure that the septic tank(s), distribution box (es), and/or seepage pit(s), if any, will be uncovered prior to the requested inspection time;
- Have a septage hauler on site (to pump the tank *after** the inspector verifies flow from fixtures);
 - *Tank must be pumped in presence of inspector*
- Have an authorized representative present at the site;
- Allow the inspector to verify information provided above, and to conduct an inspection of the indicated onsite wastewater treatment system(s), including all system components and interior plumbing in crawl spaces and basements.

To the best of my knowledge, the information provided above is accurate and I acknowledge the following:

After 1 year from date of submission and there is no activity on this permit, the permit will expire and will be subject to submission of a renewal application and payment of the renewal fee based on the current fee schedule. All fees must be paid PRIOR TO SCHEDULING any inspections. In addition, if the permit is withdrawn 20% of the fee is retained by the Town of Queensbury.

Signature of property owner or authorized agent:

Affiliation: owner agent other: _____

Please print name: _____

Signature: _____ Date: _____

Prior to scheduling with the Town of Queensbury, you MUST:

- 1. Schedule a sewage hauler to be on site to pump tank while inspector is on site. Hauler should arrive 30-45 minutes after scheduled time with the Town of Queensbury’s Code Enforcement Officer.**
- 2. Expose inlet and outlet of septic tank, and/or pump station, expose d-box, expose any seepage pit covers.**
- 3. Excavate test hole in leach field if there is no d-box.**

EXEMPTION CONDITION OPTIONS

Due to one of the conditions listed below, I am requesting an exemption from the Septic Inspection Upon Property Transfer by the Town of Queensbury:

PLEASE CHOOSE ONLY ONE CONDITION BELOW IF YOU ARE REQUESTING A WAIVER

- The property to be sold or transferred will **not be inhabited**, and the new owner plans to **demolish the existing structure**. In order to qualify for the exemption, a notarized affidavit must be submitted to the Building and Codes Enforcement Office stating that the dwelling will not be inhabited and that it will be demolished with **no immediate plans to rebuild** or the dwelling will not be inhabited, it will be demolished and rebuilt, in which case the affidavit shall be accompanied by a site plan, including adequate detail to demonstrate a lawful OWTS, together with a check payable to the Town of Queensbury in the amount of \$2,000. Such funds will be held in a non-interest-bearing escrow account and will be released, in the former case, upon issuance of a demolition permit and, in the latter case, upon issuance of a certificate of compliance from the Building and Codes Enforcement Office. **If the Property Transfer inspection is not completed within that 6 (six) month timeframe, the \$2000 will be forfeited.**

- An OWTS inspection was not able to be completed prior to the conveyance of real property due to **inclement weather**. In order to qualify for the exemption, a notarized affidavit from the new property owner to complete the requisite OWTS inspection within six months of the date of the conveyance of real property, or June 1, whichever comes first, must be filed with the Building and Codes Enforcement Office. A check payable to the Town of Queensbury in the amount of \$2,000 will be held in a non-interest-bearing escrow account and shall be released upon the completion of a satisfactory OWTS inspection from the Building and Codes Enforcement Office. **If the Property Transfer inspection is not completed within that 6 (six) month or June 1st timeframe, the \$2000 will be forfeited.**

- The property to be sold or transferred contains an existing OWTS that does not comply with the provisions of this article, and the prospective purchasers and/or the Seller wish to **forgo an inspection in favor of installing an approved OWTS** within six months of the transfer of property. In order to qualify for the exemption, a notarized affidavit must be submitted to the Building and Codes Enforcement Office stating that the existing OWTS will be replaced within six months from transfer of property. The affidavit must be accompanied by a site plan, including adequate detail to demonstrate that the replacement OWTS will comply with this article, together with a check payable to the Town of Queensbury in the amount of \$2,000. Such funds will be held in a non-interest-bearing escrow account and will be released upon issuance of a certificate of compliance from the Building and Codes Enforcement Office. **If the Property Transfer inspection is not completed within that 6 (six) month timeframe, the \$2000 will be forfeited.**

- During the OWTS inspection, a **failure of the septic system was determined**. Due to **winter and frozen conditions, the repair to an existing OWTS could not occur or a new OWTS could not be installed before the conveyance of real property**. In order to qualify for the exemption, a notarized affidavit from the new property owner to complete the installation or repair of the septic system within six months from the date of the conveyance of real property, or June 1, whichever comes first, must be filed with the Building and Codes Enforcement Office. A check payable to the Town of Queensbury in the amount of \$2,000 will be held in a non-interest-bearing escrow account and shall be released upon the completion of the repair or installation of a new septic system and a satisfactory OWTS inspection from the Building and Codes Enforcement Office. **If the Property Transfer inspection is not completed within that 6 (six) month or June 1st timeframe, the \$2000 will be forfeited.**

- There is a record of a septic system inspection upon property transfer permit and inspection completed and passed within the last three years. Please provide a copy of this record.

PLEASE READ NOTICE THOROUGHLY:

Failure to complete the inspection, obtain the permit or complete all repairs/installations identified in the preceding subsections of this section within the time provided or any subsequent deadline established by the Building and Codes Enforcement Office will result in forfeiture of the moneys held in escrow, and the Town may use such funds toward abating the conditions caused by each such violation of this article.

Inspections must take place within one (1) year of submission of a completed application. Inspections scheduled to take place after the one year period will be subject to submission of a renewal application and payment of the renewal fee based on the current fee schedule.

*****ONLY SIGN THIS PAGE IF YOU ARE OPTING FOR A WAIVER REQUEST!*****

I have read and understand the above notice regarding the expectations and possible forfeiture of moneys submitted to the Town of Queensbury for an exemption request.

Seller:

Print Name: _____

Sign Name: _____

Date: _____

Buyer:

Print Name: _____

Sign Name: _____

Date: _____



Building & Code Enforcement
742 Bay Road, Queensbury, NY 12804-5902
P: 518-761-8256 www.queensbury.net

Property Owner Checklist for Property Transfer Law Inspection

The following items must be completed prior to the inspection date or the inspection will be cancelled and rescheduled when all items have been accomplished:

- 1. All paper work submitted and fees paid
- 2. Water is on in the structure
- 3. All water fixtures tied to the plumbing system are accessible for flow testing
- 4. The inlet and outlet cover of the septic tank or holding tanks are exposed and removed
- 5. The distribution box is exposed and cover is open for inspection
- 6. Any seepage pits are exposed and the cover(s) are open for inspection
- 7. Any pump stations are open and covers expose for inspection
- 8. Any grinder pumps are exposed and accessible for inspection
- 9. Septic hauler is scheduled to pump septic tanks or holding tanks after water flow test is complete
- 10. A plot plan of septic tank, distribution box, leech field or seepage pits is completed with measurements off structure prior to end of inspection
- 11. Provide maintenance Contract if you have an Enhanced Treatment Unit (ETU) septic tank
- 12. All Floats for pump stations and holding tanks must be accessible for testing
- 13. Alarm panels need to be accessible for testing and free of trouble alarms
- 14. Any access covers or pump stations access covers below 12" will require extensions to be installed at time of inspection

Please assure that all applicable items above are completed prior to the inspection date or the inspection will be cancelled and rescheduled to a later date