



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

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.

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
- Tank(s) pumped if recommended on inspection report
- 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. Seller also submits a site plan (if applicable).

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

No Deficiencies Identified

The RPT is sent back to the **seller** with no deficiencies noted by SCHD staff.

Deficiencies Identified

If surfacing sewage or another immediate health hazard is identified, SCHD staff will conduct a site visit and may initiate enforcement and a compliance schedule for the current owner.

The RPT is sent back to the **seller** with deficiencies noted by SCHD staff.

4 At the time of property transfer, the **Seller** must provide the **buyer** with:

- The RPT reviewed by SCHD (valid for 12 months from the date of acceptance)
- OSS maintenance records
- Seller’s disclosure statement in accordance with chapter 64.06 RCW

Are there any exemptions? Yes, if the septic system was installed within the past 12 months.

FAQ **What if the seller doesn’t fix the deficiencies undergoing enforcement prior to sale?** SCHD resets enforcement with the buyer who is responsible for resolving the surfacing sewage or immediate health hazard as the new property owner.

What is required when deficiencies are identified? Deficiencies must be corrected in accordance with WAC 246-272A-0270 and Chapter 5.55 SCBHC.