



Health Department

Environmental Health Services Division
43525 Elizabeth Road
Mount Clemens, Michigan 48043-1078
Phone: 586-469-5236 Fax: 586-469-6534
www.macombgov.org/health

REGULATIONS GOVERNING ON-SITE SEWAGE DISPOSAL AND ON-SITE WATER SUPPLY SYSTEM EVALUATION AND MAINTENANCE IN MACOMB COUNTY MICHIGAN

WHAT YOU NEED TO KNOW

- **Who is responsible for having the evaluation done?** The owner is responsible for ensuring that the evaluation is done.
- **Who can do the evaluation?** The Macomb County Health Department can conduct the evaluation or an evaluator who is registered with the Macomb County Health Department.
- **When does this evaluation need to be done?** The evaluation report must be completed and submitted to the Macomb County Health Department at least 5 days prior to closing.
- **Is it necessary for the building to be occupied?** Yes. The building must be occupied on a full-time basis, or vacancy of the building must have occurred less than 10 days prior to the evaluation.
- **How long are evaluations good for?** Evaluations are valid for one year from the date of the evaluation.
- **Are there any sites that may be exempt?** Yes. A site may be exempt if any of the following conditions exist. Written documentation must be provided to the Health Department.
 1. If the site will be connected to municipal water and/or sewer within 6 months of the transfer.
 2. During the first 3 years of original occupancy. Or, during the first 3 years of a home utilizing an approved conventional replacement on-site sewage disposal system.
 3. If an evaluation has been done, in accordance with the regulations, within the previous 12 months and the report has been filed with the Health Department.
 4. If a site is only being refinanced.
 5. If the site is scheduled for immediate demolishing.
 6. If the value of the consideration of the sale is less than \$100.00.
 7. Transfers from a husband or wife or husband and wife creating or disjoining a tenancy by the entireties in the grantor or the grantor and his or her spouse.
 8. Transfers due to judgements or court orders making or ordering the transfer, except where monetary consideration is specified or ordered by the court.
 9. Transfers that create a joint tenancy where at least one person already owns the property.
- **Who has access to these records?** These records are available to the public under the Freedom of Information Act.
- **If an evaluation "fails" will that hold up or prevent the sale from being completed?** No. If the repairs cannot be completed prior to closing, then a corrective action plan must be filed with the Department and money must be set aside in an escrow account for the corrections. It is required that repairs be completed within 180 days after this Department approves the corrective action plan.

To view the Regulation in its entirety, visit our website at www.macombgov.org/health. If you have any questions regarding this program, contact this Department at (586) 469-5236.



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PREPARING FOR AN EVALUATION

If you are selling a property that is served by an on-site sewage disposal and/or an on-site water supply system, you are required to have the system(s) evaluated by an evaluator registered under this Regulation or by the Macomb County Health Department. To provide prompt and efficient processing of the requests, the following information should be made available to the evaluator:

- A copy of the mortgage survey, if available, and/or legal description.
- An accurate site plan showing the location of the well(s), septic system(s), neighboring septic systems and wells, and other items (i.e. fuel oil tanks, etc.) is helpful.
- The septic tank and four corners of the septic field should be staked (this is especially necessary if there are no records regarding the septic system).
- It is required that the septic tank be pumped **with** the evaluator on site. Check with your evaluator to determine who is responsible for the scheduling of this. **Do not** have the tank pumped within 30 days prior to having an evaluation done. This will cause a delay of the evaluation and possibly the transfer.
- The well should be visible for evaluation. This may require buried well heads to be exposed. If a well log is not available, any information regarding the well depth, age, diameter, or documents of any service work is useful.
- Additional questions usually arise. Plan to be on the site during the evaluation to answer any questions and avoid possible delays.
- Have the evaluation done as soon as possible to avoid delays. Evaluations are valid for one year from the date of evaluation. Items such as water samples require additional time for analysis and results.

Additional information may be obtained from the Macomb County Health Department web site at www.macombgov.org/health or by contacting this Department at (586) 469-5236.