



Infiltration



Inflow

I&I FAQ Realtor Edition

How does the I&I reduction program affect the selling of property? As a realtor you should be aware that under Ordinance 66 Fourth Series Subdivision 5 Required Inspections paragraph B requires an inspection when: *The property is offered for sale or conveyance by deed or contract for deed, unless the City has verification that the property was already inspected and found to be in compliance within the last (10) years.*

How do I know if it has been inspected or in compliance? All inspected homes that comply will have an issued COC or Certificate of compliance from the City sent to the homeowner and they should be able to provide it. Otherwise a call to City Hall to confirm would be the next step.

What does the seller do if they have not been inspected? The seller/homeowner should call the City's approved vendor: Gopher State Plumbing and Heating at (507) 637-3598 and schedule an inspection.

What will the inspection entail? The inspection has two components, first, a sump pump inspection looking to see that it is hard plumbed in PVC with appropriate valves to direct water to the outside of the house during warm weather and another to direct water to the floor drain in the winter if needed, flexible hose is not permitted. Secondly, they will televise the owner's private sewer line from the nearest cleanout to the City's main looking for root intrusions, offset joints, cracks or broken pipe- anything that will let ground water into the sanitary sewer system.

Is there a fee for the inspection? No there isn't a fee for the inspection. The City is picking up the tab for the required inspection with its approved vendor.

What if I don't have a clean out or know where one is? Not a problem, the City covers the cost for our approved vendor to remove and replace a toilet in the basement and enter through there or making entry through the main plumbing stack and fixing it when completed.

What if the owner wants to use a different licensed vendor City's approved vendor? The owner has to use the approved vendor appointed by the City. For their protection the City has gone out for bids from various plumbers and has vetted Gopher State Plumbing and Heating so that they are licensed, bonded and trained in accordance with the National Association of Sewer Service Companies (NASSCO) standards to professionally evaluate the integrity of the owner's sewer system.

Does the homeowner need to be present for the inspection? Yes, the owner needs to be present for the inspection. It is to the owner's best interest to understand the process and watch the video of their sewer line as it is being inspected so that there are no surprises. At the end of the inspection the owner will have to sign the iPad inspection form that they were present and are given the opportunity to instantly receive an emailed copy of the inspection report.

Can I have my spouse, child, family member or contracted professional be present for the inspection? We request that the owner(s) is/are present or a contracted representative. The inspector will not enter the house if there is a child under the age of 18 alone and they fully respect if the person there alone over 18 is not comfortable with them entering to do the inspection. The inspectors are in pairs to provide two sets of testimony if accusations are levied. A missed inspection does still cost the City an inspection fee so we ask that owners be responsible and be on time.

How can the property owner get a copy of the sewer inspection video and inspection report? The owner can instantly receive an emailed version of the report but can also call City Hall to set up an appointment to pick up a thumb drive containing their televised inspection and PDF inspection report.

What happens when the home is evaluated and found to be in compliance? The inspection is iPad based and the results are uploaded instantly. The owner will receive their COC in a few business days. Staff at City Hall are constantly busy. If there is a tight timeline, please call ahead so we can expedite the process as best we can.

What happens when the home is evaluated and found not to comply? The owner will receive a letter or Notice of Violation (NOV) stating that they have 90 days to correct the deficiency and come into compliance with either the sump pump violation, private sewer violation or both. With the NOV the owner should contact a licensed plumber or pipe layer to make the necessary corrections. Once corrected, a supplied affidavit is to be signed by the licensed plumber or pipe layer that they have corrected the problem and that needs to be presented to the City to then receive a certificate of compliance.

Does the owner's contractor need to call for an inspection prior to closing the hole or leaving the premises? Yes, the licensed contractor should call for an inspection prior to closing any trench, covering any connections or leaving the home.

What happens if the contractors are booked and cannot make it with in 90 days?

Communication with the City is paramount. The contractor will need to contact the City and outline a schedule of when they can be there to make the corrections and the 90 day period will be extended to match their timeline. Any changes to scheduling will require notification to the City immediately. Once past the determined deadline and no attempt to come into compliance has been made, the property owner will be billed a \$100.00 per-month penalty enforced until the property comes into compliance as ordered.

What happens if we need to close prior to the 90 days and or the licensed plumber/pipe layer cannot make it to make the corrections in time of closing? This will have to be disclosed and negotiated with the purchase agreement. In short, the responsibility will follow the owner (old or new) of the property to ensure compliance according to the set compliance schedule.

Is there help to offset the cost of repairs? Yes, and the key is the received notice of violation (NOV). Owners with a City issued NOV can have the repairs completed to achieve compliance and come to City Hall with the affidavit of compliance signed by their licensed plumber and current invoice. The owner then can sign a self-assessment form where the City will assess the cost of repairs, up to \$5,000.00 at 3% annual interest to the property to be paid back over 10 years. This will happen when the owner pays their taxes. i.e. $\$5,000.00/10 = \500 per year or \$250.00 added to their May and October payments in addition to their tax payment responsibility.

What happens to the payment obligations if they sell or flip the property prior to the 10-year assessment schedule? The assessment goes with the property and that will need to be disclosed again in the next purchase agreement with the new buyer. The owner will also need to provide the new buyer the 10-year COC at the time of closing.