



City of Gilbert

www.gilbertmn.org

16 South Broadway • P.O. Box 548 • Gilbert, MN 55741

Phone: 218-748-2232 • Fax: 218-748-2234

City of Gilbert - SANITARY SEWER INSPECTION – Upon sale of house

CODE SECTIONS

Chapter 55, Section 55.01, of the City Code of the City of Gilbert, Minnesota is amended to read as follows: POINT OF SALE CERTIFICATION.

Subd. 1. Scope and Intent. The provisions of this Section shall apply to all real estate which is connected to the City's sanitary sewer and located within the City. It is the intent of this ordinance to identify and eliminate inflow and infiltration resulting from cracked and leaking pipes, foundation drain connections, roof and drain connections, and sump pump connections. This Certification form shall be completed by seller and a qualified person (A qualified person is a plumber licensed by the State of Minnesota or another sewer professional pre-approved by the City).

PROPERTY ADDRESS

Address:

Parcel Code:

OWNER INFORMATION

Owner name:

Owner occupied:
Yes / No

Phone number:
()

Owner address: (if different than property)

City/State/Zip

Owner email address:

QUALIFIED PERSON INFORMATION

Name:

License no:

Phone number:
()

Address:

City/State/Zip

Email address:

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SYSTEM

- 1) **Roof drains and leaders:** Roof drains should not be connected to the sanitary sewer but should discharge to the ground outside of a building. If the roof drains are connected to the sanitary sewer, disconnect them, plug any open connections to the sanitary sewer using a non-shrink permanent material, and redirect the roof drains onto the ground outside the building.

_____ Pass _____ Fail Notes _____

- 2) **Foundation drains** are underground pipes that collect storm water from around the base of a building and into a sump basket, where it is then pumped outside of the building. Foundation drains should not be connected to the sanitary sewer.

_____ Pass _____ Fail Notes _____

- 3) **Sump pumps** are designed to capture surface or ground water that enters basements or crawl spaces and pump it away from the house. The basic sump system includes drain tile, a sump pit, a sump pump, a float or switch, and a drain line. Sump pumps should not be connected to the sanitary sewer.

_____ Pass _____ Fail Notes _____

COMPLIANCE INSPECTION CERTIFICATION

The undersigned hereby acknowledges the requirements in City Ordinance No. 55.01 All deficiencies discovered during the inspection shall be disclosed prior to closing and shall be corrected within twelve (12) months from the closing. The seller or buyer shall provide proof to the City that funds were placed in an escrow account at closing to cover the required repairs. The undersigned hereby certifies that the above information is true and correct to the best of their knowledge:

Qualified Person's Signature:	Date:
Owner's Signature:	Date:
Clerk Signature (once inspection is compliant):	Date:

City Ordinance 2018-02, the City Of Gilbert

The City Council of the City of Gilbert, Do ordain as follows...

Whereas, Chapter 55, Section 55.01 of the Gilbert Code of Ordinances shall be added to as follows:

Title V: Public Works

Chapter 55: Point of Sale Certification

An ordinance of the city of Gilbert, MN

Section 55.01 POINT OF SALE CERTIFICATION

Subd. 1. Scope and Intent. The provisions of this Section shall apply to all real estate which is connected to the City's sanitary sewer and located within the City. It is the intent of this ordinance to identify and eliminate inflow and infiltration resulting from cracked and leaking pipes, foundation drain connection, roof and drain connections, and sump pump connections.

Subd. 2. Definitions. For the purpose of this Section, the following terms are defined as follows:

- A. Buyer: Any person or entity who purchases a Property or to whom title to a Property is conveyed.
- B. City Clerk-Treasurer: The City Clerk-Treasurer appointed by the City Council and/or the City Clerk-Treasurer's designee.
- C. Seller: The current owner of real estate as identified in the Property records on file at the St. Louis County Auditor's Office or by Court Order.
- D. Point of Sale Certification or Certification: The certificate provided to the City evidencing compliance with this Section.
- E. Qualified Person: A person qualified to complete an inspection and Certification under Subd. 3. C. of this Section.
- F. Sale or Sold: the transfer of title to a property.
- G. Closing: The date in which the ownership of the Property is transferred to the Buyer.
- H. Zoning Administrator: The Zoning Administrator appointed by City Council.

Subd. 3. Point of Sale Certification Required and Monies Escrowed for Deficiencies.

A. No Property which is connected to the City's sanitary sewer shall be sold within the City unless the Seller or Buyer has provided a Point of Sale Certification to City Clerk-Treasurer at least 2 business days prior to Closing. The Certification shall certify that the Property has been inspected and is in compliance with the requirements of this Section. Certifications shall be valid for five (5) years from the date of signature.

B. The Certification shall be in the form provided by the City.

C. The inspection and certification must be completed by a Qualified Person. A Qualified Person is a plumber licensed by the State of Minnesota or another sewer professional pre-approved by the City.

City Ordinance 2018-02, the City Of Gilbert

All other provisions of Gilbert City Code Chapter 55 shall remain as currently in existence and not amended.

Moved by OUKE and seconded by PULLES that the foregoing ordinance be adopted.

Voting YES: ROBICH, PONTINEN, OUKE, PULLES

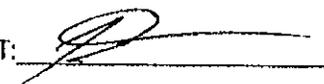
Voting NO:

Absent: MILOS

Adopted this 11 day of December, 2018, by the City Council of the City of Gilbert.

By: Rebecca A Robich

Rebecca Robich, Mayor Pro-tem

ATTEST: 

Jim Paulsen, Interim City Clerk/Treasurer