

B. Point of Sale

1. Prior to the sale, transfer, contract for deed, or any other conveyance of land upon which a dwelling is located, or a tract of land upon which a structure that is required to have an SSTS occurs, the following requirements must be met:
 - a. A compliance inspection has been performed and a Certificate of Compliance has been issued by the Department for a system built within twelve (12) years; systems older than twelve (12) years must have a passing Compliance Inspection within eight (8) years of the intended sale or transfer of the property, unless evidence is found identifying an Imminent Threat to Public Health and Safety.
 - b. The seller of the property must disclose in writing information about the status and location of all known SSTS on the property to the buyer on a form acceptable to the Department.
 - c. If the seller fails to provide a Certificate of Compliance, or if a compliance inspection indicates a Notice of Noncompliance, or if the seller is unable to complete a compliance inspection due to frozen soil conditions, the seller or buyer must provide sufficient security in the form of an escrow or trust agreement to assure the installation of a complying SSTS. The security must be placed in an escrow or trust with a licensed real estate closer, licensed attorney-at-law, federal or state chartered financial institution or the Lake County Auditor. The amount placed in escrow must be equal to a written estimate to install a complying SSTS provided by a licensed and certified installer. In the absence of a written estimate, the amount escrowed shall be the amount set by the Lake County Board per fee schedule. The escrow or trust agreement must list the County as having the "release authority" of the monies which shall not be released until a Certificate of Compliance is issued by the Department. A copy of the escrow or trust agreement and written estimate must be submitted to the Department. After a complying SSTS has been installed and a Certificate of Compliance issued, the Department must provide the agent a copy of the Certificate of Compliance.
 - d. In the case of an Operating Permit, the permit must be renewed in the name of the buyer.