

BUYING OR SELLING A HOME

When you are buying or selling a home with a septic system, it is important to find out about its condition. This can have a huge impact on price negotiations. It may be worthwhile to have the system inspected by a Registered Onsite Wastewater Practitioner (ROWP). This inspection will provide critical information, including the location of the tank and drainfield plus any issues with setback requirements, the size of the system and its capacity to handle the amount of household wastewater expected, and if any repairs or maintenance is required.



Prior to Selling

It may be beneficial to learn about any septic issues before you put your home on the market. This will allow you enough time to correct any issues prior to prospective buyers viewing your property, and will enable you to answer questions that may be contingent on the sale. All available records should be passed along to the new owner, including the filing from Fraser Health, the maintenance plan and any pump-out or inspection records.

Prior to Buying

When you purchase a property with a septic system, you become responsible for its health under the BC Sewerage System Regulation. Therefore, it is important to ask critical questions about the condition of the system prior to purchasing property. If the system was built after 2005, the owner is required to ensure that the system is maintained in accordance with the maintenance plan created by the system's designer. However, systems built before 2005 most likely do not have a maintenance plan. This can be developed with assistance from a ROWP. The Canada Mortgage and Housing Corporation (CMHC) provides a checklist of questions to ask when purchasing a home with septic system and/or well: [About Your House - Buying a House with a Well and Septic System](#)

Can't find the septic tank or drainfield? Consult a ROWP or review the BC Ministry of Environment's handy fact sheet, "How to Find a Septic Tank", which can be found here:

www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater/septic_tank.pdf.

