

# **Private Wells in Rental Properties and at Property Transfers: An Overview of State and Local Regulations**

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## COUNTY LEVEL ORDINANCES

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## Purpose

This document provides an overview of regulations and ordinance language regarding private well testing in rental properties and at the time of property transfer across state, county, and city government levels. Compiled in 2022, this document may not reflect subsequent updates to certain language. Additionally, it includes relevant regulations and language on private wells and subsurface sewage treatment systems (SSTS) in short-term rental housing. This report aims to address knowledge gaps related to private well testing requirements for rental properties and at property transfer. We also hope it can serve as a resource for local governments, offering ideas and reference points for potential ordinance language to further support safe drinking water for private well users in their communities.

## Background

Safe drinking water is key to ensuring public health, but disparities exist in the safeguards protecting those who rely on private wells compared to those using public water systems. In Minnesota, about 11 percent of private wells have arsenic concentrations higher than the federal Safe Drinking Water Act (SDWA) standard (Clean Water Fund, 2024). In 44 percent of geologically sensitive townships, at least 10 percent of private wells contain nitrate over the SDWA standard of 10 mg/L. About 50 percent of wells have manganese concentrations above the Minnesota Department of Health (MDH) health-based guidance value. Federal and state laws ensure that public water systems meet all SDWA standards, but there are no federal laws and minimal state laws to ensure that private well users have water that meets those same standards. This regulatory gap puts households relying on private wells at an increased risk of exposure to drinking water contaminants.

	Construction	Routine testing	Mitigation to address contaminants	Protecting source waters	Funding for construction, treatment, repairs, sealing	Well sealing
Public Water System	✓	✓	✓	✓	✓	✓
Private Well	✓	 Initial test at well construction			 Some selective loans	✓

In the absence of federal regulations, the responsibility of ensuring safe drinking water for private well users falls to state and local governments. Minnesota’s Well Code (*Minnesota Rules, chapter 4725*) mandates the proper location and construction of new private wells for the 1.1 million Minnesotans (20 percent of the population) who rely on private well water. It also ensures wells are properly sealed. However, over the lifetime of a well, private well users are responsible for maintaining their wells, regularly testing the water, and installing treatment

when necessary. Like most other states, Minnesota has gaps in private well safety policies, particularly concerning rental properties and property transfers (Bowen, et al., 2019).

## Private wells at rental properties

In Minnesota, private wells at short-term rentals that qualify as lodging (e.g., vacation homes, Airbnb properties) are inspected and tested under Chapter 4625 of the Minnesota lodging rule. However, there are no similar regulations for primary residence rental homes that rely on wells. Due to this regulatory gap, an estimated 117,000 renters in metro and rural areas in Minnesota may be at risk of exposure to contaminants in private well water. According to an estimate from the American Housing Survey, approximately 30% of rural renters in the United States use private wells (2021).

## Private wells at property transfer

Minnesota requires that the existence of wells be disclosed when a property with a private well is bought and sold. However, Minnesota, like most states, does not require well inspection or water testing during these real estate transactions, except in one county. In 2018, about 18,000 homes with private wells were sold (based on Minnesota Realtor® reported sales and the percentage of households relying on private well water). Property transfer presents an opportunity to engage private well users when buyers and sellers may be motivated to invest in ensuring safe drinking water.

## Ordinance language and private wells

**Local ordinances about well testing in rental properties and at property transfer can help ensure safe drinking water for renters and homebuyers.** There is no statewide requirement for rental property owners to test the drinking water from a private well and treat for contaminants if they are found. This makes tenants vulnerable to the possibility that they are unknowingly consuming unsafe drinking water that could affect their health.

Property transfer is a good time to require well testing. Well testing helps ensure that a new property owner is aware of the condition of their drinking water source.

### Ordinance language components to consider:

- The frequency of private well water testing. See the following webpage for recommendations: [Well Testing, Results, and Options \(www.health.state.mn.us/communities/environment/water/wells/waterquality/tips.html\)](http://www.health.state.mn.us/communities/environment/water/wells/waterquality/tips.html)
2. Requirements for communication of the results to the tenants or homebuyer, and
  3. Requirements for addressing contamination issues. For rental properties, this could include release of the tenant from their lease at no cost.

## Example ordinance language

Many examples of ordinance language are listed below in the report and Minnesota state specific ordinances are listed in [Appendix B](#). Two specific examples that have several of the above components incorporated include:

- **Rental properties:** The State of Maryland adopted a statute in 2021 that requires the owner of residential rental property that is served by a private water supply well to test the water every three years and disclose the results to the tenant. While this is a state law, the concepts could be transferred to a local ordinance. Current language can be found at [Maryland Rental Property Well Testing Statute Text \(https://mgaleg.maryland.gov/mgawebsite/Laws/StatuteText?article=gen&section=9-4A-01&enactments=false\)](https://mgaleg.maryland.gov/mgawebsite/Laws/StatuteText?article=gen&section=9-4A-01&enactments=false).
- **Property transfer:** Dakota County requires the seller to test the well water and share the results with the buyer. See [Dakota County Ordinance No.144, Well and Water Supply Management, Section 8.01 \(PDF\) \(https://www.co.dakota.mn.us/LawJustice/Ordinances/Documents/CountyOrdinance114.pdf\)](https://www.co.dakota.mn.us/LawJustice/Ordinances/Documents/CountyOrdinance114.pdf).

## Methods

This document, which was compiled in 2022, looks at other states' private wells testing requirements around rental property and property transfer in state law and statewide well water programs.

It also investigates ordinance language within Minnesota on private wells in rental property and property transfer, SSTS, short-term rental, and other potentially relevant topics in all 87 counties and some cities. The information was gathered from (but not limited to):

1. Private well/safe drinking water program websites and documents
2. Ordinances
  - a. Wells/drinking water/health ordinances
  - b. Rental ordinances
  - c. Planning/zoning ordinances
  - d. Environmental ordinances
3. Other regulations
  - a. Subsurface sewage treatment systems (SSTS)
  - b. Short term rental
  - c. Shoreland ordinances

Specific ordinance language for each county in Minnesota can be found in [Appendix A](#).

## Results

As of 2022, there are only five states that have laws about private wells at rental properties and/or property transfer. **New Jersey's** Private Well Testing Act requires landlords to test their private wells at a rental property and property transfer. **Florida** reclassifies a group of water systems (Limited Use Public Water System) within the United States Environmental Protection Agency's (EPA) definition of Private Water System, and they enforce testing requirements on these water wells. **Oregon** requires well water testing at property transfer. **Maryland** is the only state that has a statute defining water testing and treatment expectations for landlords with rental properties on private wells.

In Minnesota, there is no statewide regulation for testing of primary residence rental homes or short-term lodging on wells. No county has testing requirements for primary rental residence, and only one county (**Dakota**) requires well testing at property transfer. Four counties (**Isanti, Hubbard, Ramsey, and Washington**) have well testing requirements for short-term rental/lodging establishments. Every county in Minnesota adopts and implements its own septic system ordinance, and 34 counties have regulations of septic inspection performed by authorized agent at property transfer ([Appendix B](#)).

This section outlines the state regulations related to private wells and testing in rental properties or at property transfer and provides the related regulation language (States are listed in alphabetical order).

## Florida

### Limited Use Public Water System

Florida Department of Health classifies a group of water systems as "limited use public water system" within the private water system by EPA's definition. The limited use public water system includes those that serve "two or more rental residences or five or more non-rental residences, but not more than fourteen service connections and no more than twenty-four persons." An annual operating permit is required, and one microbiological analysis conducted by state accredited laboratories shall be performed every year. There is no specific testing requirement for private water systems that serve single rental residences or less than five non-rental residences.

### Ordinance

**64E-8.001 "Limited Use Public Water System"--** a public water system not covered or included in the Florida Safe Drinking Water Act. This includes water systems that serve the following:

- (a) Two (2) or more rental residences or five (5) or more non-rental residences, but no more than fourteen (14) service connections and no more than twenty-four (24) persons;
- (b) An establishment that serves any number of persons for less than sixty (60) days per year, or no more than twenty-four (24) persons for any number of days per year, or;
- (c) An establishment that serves any number of persons for any number of days per year provided that the system serves no more than twenty-four (24) of the same persons for six (6) or more months per year and their File Date: 4/14/08 Effective Date: 5/4/08 2 is no oral consumption of the water by the transient population. Oral consumption includes

*consumption of the water through water fountains, cups, water-based beverages, dishwashing, and water used in food preparation. Oral consumption does not include industrial food or beverage processing.*

**64E-8.004 Annual Operating Permits, Existing Systems, Systems Constructed on or After 1/1/93, Annual Inspections and Registrations.**

- (1) Annual operating permits are required for all Limited Use Public Water Systems...*
- (4) Each year, prior to expiration and renewal of a Limited Use Public Water System's annual operating permit, the Department shall conduct an inspection of the water system and shall collect and perform one (1) microbiological analysis of a water sample from the distribution system for no additional fee. When treatment includes disinfection, one (1) microbiological source water sample shall also be collected and analyzed on the same day as the distribution water sample.*

**Source**

[Limited Use Public Water Systems \(https://www.floridahealth.gov/environmental-health/drinking-water/limited-use-wells.html\)](https://www.floridahealth.gov/environmental-health/drinking-water/limited-use-wells.html)

[Florida Ordinance on Drinking Water Systems \(PDF\) \(https://www.floridahealth.gov/environmental-health/drinking-water/documents/64E-8.pdf\)](https://www.floridahealth.gov/environmental-health/drinking-water/documents/64E-8.pdf)

## Maryland

In 2021, Maryland passed a law providing some protections to private well users at rental properties. The law requires landlords to test private well drinking water at an accredited water testing laboratory at a minimum of every three years and disclose those results to the current tenants. If necessary, landlords must provide an alternate source or water, remediate the contaminant(s), or allow the tenant to terminate their lease.

**Statute:**

*(a) An owner of residential rental property that is served by a private water supply well shall:*

- (1) Provide for water quality testing every 3 years;*
- (2) Disclose to a tenant the results of the water quality testing; and*
- (3) Notify a tenant:*
  - i. After any water quality test required under item (1) of this subsection is complete; and*
  - ii. Of the most recent water quality test when they sign a lease.*

*(b) (1) The requirements of this subsection apply when a private water supply well is contaminated by a substance that exceeds:*

- i. The maximum contaminant level for that substance that is set by the U.S. Environmental Protection Agency for drinking water quality; or*
- ii. A harmful level for that substance, as determined by the Department.*

*(2) When a water quality test reveals a private water supply well is contaminated, the owner of a residential rental property that is served by the well shall:*



- i Notify the Department and the local health department about the contamination;*
- ii Provide an approved potable water supply until the contamination is permanently remediated; and*
- iii Within 60 days of the date on which the owner knew of the contamination, resolve the issue, including by:*
  - 1. Providing an approved potable water supply on an ongoing basis;*
  - 2. Permanently remediating the contamination; or*
  - 3. Providing the tenant with the option to terminate the lease.*

**Source**

[Maryland Rental Property Well Testing Statute Text \(https://mgaleg.maryland.gov/mgawebsite/Laws/StatuteText?article=gen&section=9-4A-01&enactments=false\)](https://mgaleg.maryland.gov/mgawebsite/Laws/StatuteText?article=gen&section=9-4A-01&enactments=false)

## Minnesota

### Private Wells at Rental property

In Minnesota, there are no statewide regulations for testing private wells at primary residence rental homes. There are some exceptions if the home is a foster home or is part of a low-income program. There is some guidance on inspections and disclosures of issue in a rental home however, private wells are not explicitly mentioned.

**Statute: 504B.185 INSPECTION; NOTICE.**

*Subdivision 1. Who may request.*

*If requested by a residential tenant, a housing-related neighborhood organization with the written permission of a residential tenant, or, if a residential building is unoccupied, by a housing-related neighborhood organization, an inspection shall be made by the local authority charged with enforcing a code claimed to be violated.*

**Source**

[Sec. 504B.185 MN Statutes Inspection \(https://www.revisor.mn.gov/statutes/cite/504B.185#:~:text=%28a%29%20After%20the%20local%20authority%20has%20inspected%20the,organization%20in%20writing%20of%20any%20code%20violations%20discovered.\)](https://www.revisor.mn.gov/statutes/cite/504B.185#:~:text=%28a%29%20After%20the%20local%20authority%20has%20inspected%20the,organization%20in%20writing%20of%20any%20code%20violations%20discovered.)

**504B.195 DISCLOSURE REQUIRED FOR OUTSTANDING INSPECTION AND CONDEMNATION ORDERS.**

*Subdivision 1. Disclosure to tenant.*

*(a) Except as provided in subdivision 3, a landlord, agent, or person acting under the landlord's direction or control shall provide a copy of all outstanding inspection orders for which a citation has been issued, pertaining to a rental unit or common area, specifying code violations issued*

*under section 504B.185, that the housing inspector identifies as requiring notice because the violations threaten the health or safety of the tenant, and all outstanding condemnation orders and declarations that the premises are unfit for human habitation to:*

*(1) a tenant, either by delivery or by United States mail, postage prepaid, within 72 hours after issuance of the citation;*

*(2) a person before signing a lease or paying rent or a security deposit to begin a new tenancy; and*

*(3) a person prior to obtaining new ownership of the property subject to the order or declaration. The housing inspector shall indicate on the inspection order whether the violation threatens the health or safety of a tenant or prospective tenant.*

*(b) If an inspection order, for which a citation has been issued, does not involve code violations that threaten the health or safety of the tenants, the landlord, agent, or person acting under the landlord's control shall post a summary of the inspection order in a conspicuous place in each building affected by the inspection order, along with a notice that the inspection order will be made available by the landlord for review, upon a request of a tenant or prospective tenant. The landlord shall provide a copy of the inspection order for review by a tenant, or a prospective tenant as required under this subdivision.*

**Source**

[Sec. 504B.195 MN Statutes](#)

<https://www.revisor.mn.gov/statutes/cite/504B.195#:~:text=%28a%29%20Except%20as%20provided%20in%20subdivision%203%2C%20a,or%20common%20area%2C%20specifying%20code%20violations%20issued%20unde>

**Private Wells at Property transfer**

Minnesota requires that the existence of wells be disclosed when a property with a private well is bought and sold, but Minnesota, like most states, does not require a well inspection or water testing during these real estate transactions. In many instances, lending institutions may require a private well test as a part of the loan process. However, there is not a standard well test approach to requiring a well test.

**Real Property Sale; Disclosure of Location of Wells [Minnesota Statutes, section 1031.235](#)**

<https://www.revisor.mn.gov/statutes/cite/1031.235>.

*At sale of a property, the seller shall provide:*

- 1. Well disclosure statement – before the purchase agreement is signed*
  - a. Legal description of the property*
  - b. A map showing the location of each well*
  - c. A listing of each well and its status*
- 2. Well disclosure certificate – at the time of closing of the sale*
  - a. Same information as the well disclosure statement*

*b. Name and address of the buyer*

**Source**

[Minnesota Department of Health: Well Owner's Handbook \(PDF\)](https://www.health.state.mn.us/communities/environment/water/docs/wells/construction/handbook.pdf)  
(<https://www.health.state.mn.us/communities/environment/water/docs/wells/construction/handbook.pdf>)

[Minnesota Statutes, section 103I.235](https://www.revisor.mn.gov/statutes/cite/103I.235) (<https://www.revisor.mn.gov/statutes/cite/103I.235>)

**Subsurface Sewage Treatment Systems (SSTS)**

All counties in Minnesota are required to adopt and implement SSTS ordinances, septic systems are largely regulated on a county-by-county basis in Minnesota (see the county section below). The state law requires the inspection of a septic system for all new construction or when a new system is installed. (Minn. Stat. § 115.55, subd. 5(a)). Additionally, if a home is being remodeled to include additional bedrooms, a permit is required, and the septic must be inspected as part of the permit process. (Minn. Stat. § 115.55, subd. 5(b)). Septic system inspections are required for any new construction or replacement of a system, and to obtain building permits for a new bedroom. (Minn. Stat. § 115.55, subd. 5). Class V injection wells are required to be disclosed at property transfer.

**Source**

[Minnesota Statutes for Subsurface Sewage Treatment Systems](https://www.revisor.mn.gov/statutes/cite/115.55)  
(<https://www.revisor.mn.gov/statutes/cite/115.55>)

[Septic System Regulation in Minnesota](https://www.bgs.com/blog/2013/09/16/the-septic-system-quagmire-septic-system-regulation-in-minnesota/#:~:text=Septic%20tanks%20are%20regulated%20by,by%20county%20basis%20in%20Minnesota) (<https://www.bgs.com/blog/2013/09/16/the-septic-system-quagmire-septic-system-regulation-in-minnesota/#:~:text=Septic%20tanks%20are%20regulated%20by,by%20county%20basis%20in%20Minnesota>)

**New Jersey**

**Private Well Testing Act**

In 2001 the New Jersey Private Well Testing Act (PWTA) was signed into law and became effective in September 2002. The PWTA requires landlords to test the private well water every five years and provide tenants with a written copy of test results. It also requires the testing of private well water whenever a property is transferred by contract of sale. Certified laboratories conducted the untreated underground water sampling and testing for a variety of water quality parameters: total coliform, 26 volatile organic chemicals, nitrate, lead, arsenic, and mercury, 48-h gross alpha particle radioactivity, pH, iron, and manganese.

**Language**

**58:12A-32 Lessor's water testing responsibilities for private wells.**

*7. Within 18 months after September 14, 2002, and at least once every five years thereafter, the lessor of any real property the potable water supply for which is a private well for which testing of the water is not required pursuant to any other State law, shall test that water supply in the manner established pursuant to P.L.2001, c.40 (C.58:12A-26 et seq.) for at least the*

*parameters required pursuant to sections 3 and 4 of P.L.2001, c.40 (C.58:12A-28 and 29). Within 30 days after receipt of the test results, the lessor shall provide a written copy thereof to each rental unit on the property. The lessor shall also provide a written copy of the most recent test results to a new lessee of a rental unit on the property. In the case of the seasonal use or rental of real property as "seasonal use or rental" is defined at section 1 of P.L.1967, c.265 (C.46:8-19), the lessor of such property shall post the test results in a readily visible location inside the seasonal use or rental unit or the lessor shall provide a written copy of the most recent test results to the new lessee of a seasonal use or rental unit.*

**58:12A-27. Water testing of private well as provision of contract of sale; reviewing water testing results**

*2. a. Every contract of sale of (1) real property the potable water supply for which is a private well located on the property, or (2) any other real property the potable water supply for which is a well that has less than 15 service connections or that does not regularly serve an average of at least 25 individuals daily at least 60 days out of the year, shall include a provision requiring, as a condition of the sale, the testing of that water supply for at least the parameters prescribed pursuant to sections 3 and 4 of this act.*

*b. Closing of title on the sale of the real property shall not occur unless both the buyer and the seller have received and reviewed a copy of the water test results. At closing, the buyer and seller both shall certify in writing that they have received and reviewed the water test results.*

**Source**

[New Jersey Legislative Statutes on Private Well Testing Act \(PDF\)](https://pub.njleg.gov/bills/2000/PL01/40)  
(<https://pub.njleg.gov/bills/2000/PL01/40>)

[New Jersey Private Well Testing Act \(https://dep.nj.gov/privatewells/pwta/\)](https://dep.nj.gov/privatewells/pwta/)

## Oregon

Oregon requires well water test for arsenic, nitrate, and total coliform bacteria upon the transfer of a property that includes a well.

**Ordinance**

**ORS 448.271 Transfer of property that includes well**

*In any transaction for the sale or exchange of real estate that includes a well that supplies ground water for domestic purposes, the seller of the real estate shall, upon accepting an offer to purchase that real estate, have the well tested for arsenic, nitrates, and total coliform bacteria. The Oregon Health Authority also may, by rule, require additional tests for specific contaminants in specific areas of public health concern. The seller shall submit the results of the tests required under this section to the authority and to the buyer within 90 days of receiving the results of the tests.*

**Source**

[Oregon Statutes on Property Transfer Involving Wells](https://oregon.public.law/statutes/ors_448.271)  
([https://oregon.public.law/statutes/ors 448.271](https://oregon.public.law/statutes/ors_448.271))

## Discussion

The results of this nationwide and statewide scan demonstrate a regulatory gap in ensuring safe drinking water for tenants renting a property that relies on a private well. Local ordinances about well water at rental properties and property transfer can play a key role in protecting private well users' health. Ideally, local ordinances would require:

- Routine testing of private well water at rental properties where a private well serves as the source of drinking water. Testing should follow guidance recommended by the Minnesota Department of Health.
  - Well testing recommendations: [Well Testing, Results, and Options](http://www.health.state.mn.us/welltesting) ([www.health.state.mn.us/welltesting](http://www.health.state.mn.us/welltesting)).
- If a private well test at a rental property shows that there is a contaminant in the water that presents a health risk, the property owner is responsible for addressing the contaminant so that the drinking water meets health-based guidance. Mitigation options depend on the presenting contaminant.
- Testing private well water at property transfer and sharing the results with the buyer.

The statute language from [Maryland](#) (page 8) is a good example of suggested components to include.

## Limitations

Long-term rentals are not usually regulated at the county levels; they tend to be regulated at city levels. More research and communications with partners at the city level about rental regulations might be needed.

Since this scan was performed in 2022 some ordinance language may have changed from the language included here. For up-to-date information, visit the county webpage included below the text. Similarly, other states may have adopted statutes that include rental property or property transfer water testing. According to a recent study (Schmitt, Minovi, Loeb, & Ward, 2024) at least five states have policies related to rental properties and six states have policies related to property transfer. In addition, as of September 2024, California passed legislation regarding private well testing in rental properties. [Bill Text - AB-2454 Drinking water: rental property: domestic well testing](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202320240AB2454)  
([https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=202320240AB2454](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202320240AB2454))

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## Appendix A: Minnesota County Specific Ordinance Language

### Private wells at rental properties

No county in Minnesota requires private well testing at rental properties. Most counties have general languages on drinking water regulations. Anoka County contains language around securing a rental home that is safe secure and sanitary. The City of Isanti requires annual well water testing for private wells where a public water system is available.

#### City of Isanti, Isanti County

City of Isanti requires annual bacterial and nitrate testing to every private well from building or premises served by private wells in areas where the city water is reasonably available.

#### Ordinance

*325 – 13 private wells, testing, water quality, condemnation*

*The City Council recommends that private wells used for human consumption be tested on an annual basis and follow the State of Minnesota Department of Health guidance for health and safety. Private wells with water that is unfit for human consumption will be required to hook up to the public water system, if available.*

*A. Water quality standards. For the purposes of this article, in order for water from private wells located in the City of Isanti to be deemed fit for human consumption, the chemical analysis of such water must indicate that said water complies with the following standards:*

*(1) Bacteriological. The maximum contaminant level for coliform bacteria in water from private wells is zero.*

*(2) Nitrates. The concentration of nitrates (as N) in water from private wells shall not exceed 10 milligrams per liter.*

*B. Certain private wells condemned. All private wells used to provide water for human consumption in the City found to be unfit for human consumption as a result of chemical analysis of said water, are hereby declared to be a nuisance and are hereby condemned. Upon hearing and proper findings by the City Council, the owner of the building or premises served by such private well is required to apply for and hook up to the City water system. Upon failure or refusal by said owner to apply and hook up, the Council may order such hookup and assess the costs and interest as determined by the City Council, against the premises affected as a special assessment payable in one lump sum with the real estate taxes due the following year as per § 325-12 of this chapter.*

#### Source

[City of Isanti Legislation on Private Wells \(https://ecode360.com/36680075\)](https://ecode360.com/36680075)

### Private wells at property transfer



One county (Dakota) in Minnesota has private well water testing requirements at property transfer.

## **Dakota County**

Dakota County requires the property owner to disclose the location condition, water quality, and measures to be taken to bring all new and existing wells into conformance with the ordinance prior to a property transaction. Water analysis that proves well water's compliance with MDH's potable water definition is required to be performed by an MDH certified lab using approved methods within one year prior to a property sale.

### **Ordinance**

#### *SECTION 8.00 PROPERTY SALE AND WELL DISCLOSURE*

##### *8.01 PROPERTY TRANSFER/SALE REQUIREMENTS*

*Prior to the sale or transfer of real property, the owner or other person acting with legal authority on behalf of the owner of real property must meet the following requirements:*

*The seller/transferor must test any existing potable well water supply and disclose to the buyer/transferee the results of said testing and any corrective measures necessary to bring the water supply into conformance with this ordinance. The department may waive this testing requirement if the water supply well was tested in accordance with this ordinance within 12 months prior to the date of the sale/transfer of real property. The department may waive the requirement for arsenic testing if the well has been tested for arsenic at least one time, more than six months after the well was brought into use, and the testing was done in accordance with the requirements of this Ordinance. The department may waive the requirement for manganese testing if the well has been tested for manganese at least one time in accordance with the requirements of this Ordinance.*

*The testing must be conducted by a State certified laboratory. Samples must be collected by an independent third party using appropriate sample collection procedures.*

*The seller/transferor must disclose to the buyer/transferee the use of a treatment device or method. In the case of water treatment required by section 4.04, samples for testing must be collected from the treated and untreated portions of the water supply.*

*Potable water supply wells must meet applicable drinking water standards as defined in the Ordinance (Section 4.04) or have water treatment as required in Section 4.04. E. The seller/transferor must complete and provide the disclosure when required by Minn. Stat. ch. 1031.235.*

### **Source**

[Dakota County: Selling Property and Well Requirements](https://www.co.dakota.mn.us/HomeProperty/SellingProperty/WellRequirements)

[\(https://www.co.dakota.mn.us/HomeProperty/SellingProperty/WellRequirements\)](https://www.co.dakota.mn.us/HomeProperty/SellingProperty/WellRequirements)

[Dakota County Ordinance on Well and Water Supply Management \(PDF\)](https://www.co.dakota.mn.us/LawJustice/Ordinances/Documents/CountyOrdinance114.pdf)

[\(https://www.co.dakota.mn.us/LawJustice/Ordinances/Documents/CountyOrdinance114.pdf\)](https://www.co.dakota.mn.us/LawJustice/Ordinances/Documents/CountyOrdinance114.pdf)



## Short-term rental/Lodging Establishment

Four counties (Aitkin, Hubbard, Ramsey, and Washington) have county requirement of regular private well testing for short term rental or lodging establishment.

### Aitkin County

#### *Short-term rental*

Aitkin county requires vacation/private home renters acquire an Interim Use Permit. The application for this permit involves a current water test from the accredited laboratories.

#### **Ordinance**

##### *17.0 Vacation/Private Home Rental*

*The following standards apply to vacation/private homes renting for thirty (30) days or less except those located within Planned Unit Developments whose legal documents regulate unit rentals.*

*(1) The owner of a vacation/private home rental must apply for and receive an Interim Use Permit from the County. The initial Interim Use Permit will be valid for five (5) years in order to determine the compliance level of the owner with the conditions of approval. Subsequent renewals shall be for five (5) years or less. The County will establish fees for the application and renewal.*

*(2) The application for an Interim Use Permit shall include:*

*f. Current water test from an accredited laboratory with test results for nitrate nitrogen and coliform bacteria.*

#### **Source**

[Aitkin County Zoning Ordinance on Vacation/Private Home Rental \(PDF\)](https://aitkincountymn.gov/departments/env/pdf/section-17-vacation-rentals-11-1-23.pdf)

[\(https://aitkincountymn.gov/departments/env/pdf/section-17-vacation-rentals-11-1-23.pdf\)](https://aitkincountymn.gov/departments/env/pdf/section-17-vacation-rentals-11-1-23.pdf)

[Aitkin County Water Testing Services \(https://www.co.aitkin.mn.us/departments/env/env-water-testing.php\)](https://www.co.aitkin.mn.us/departments/env/env-water-testing.php)

### Hubbard County

#### *Short-term/ Vacation home rental*

Hubbard County requires annual coliform and nitrate well water testing for short-term and vacation home rentals.

#### **Ordinance**

*Drinking water test (annual total coliform/E.coli and nitrate results are required for private wells) - Test kits available form Otter Tail County or RMB Labs.*

#### **Source**

[Otter Tail County: Licensing for Vacation Home Rental \(PDF\) \(https://ottertailcounty.gov/wp-content/uploads/2018/08/EH-VHR-Checklist.pdf\)](https://ottertailcounty.gov/wp-content/uploads/2018/08/EH-VHR-Checklist.pdf)

## **Washington County – City of Afton**

*Short-term rental*

Annual water testing for coliform bacteria, nitrates, and lead is required.

### **Ordinance**

*H. Performance standards.*

*4. Annual water testing.*

*The licensee for Type A, B, and C short term rentals shall test the water serving the dwelling for coliform bacteria, nitrates and lead on an annual basis, and the water must meet health-based standards for these items.*

### **Source**

[City of Afton Ordinance for Short Term Home Rentals \(PDF\) \(https://www.ci.afton.mn.us/vertical/sites/%7B255148F5-88B9-45F6-9726-DD95D24AA11D%7D/uploads/01-2023\\_Amending\\_Section\\_12-232\\_Short\\_Term\\_Home\\_Rentals.pdf\)](https://www.ci.afton.mn.us/vertical/sites/%7B255148F5-88B9-45F6-9726-DD95D24AA11D%7D/uploads/01-2023_Amending_Section_12-232_Short_Term_Home_Rentals.pdf)

## **Subsurface Sewage Treatment Systems (SSTS)**

As of 2022, thirty-four counties required compliance inspections of septic systems performed by authorized agents at the property transfer. The counties and the corresponding ordinance links are listed below.

### **Aitkin County**

**Ordinance:** *Subsurface Sewage Treatment System Ordinance Aitkin County*

*Section 9 Compliance Inspections*

*9.1 Compliance Inspection Program*

*9.5 Transfer of Property*

[Aitkin County Ordinance on Subsurface Sewage Treatment System \(PDF\) \(https://www.co.aitkin.mn.us/ordinances/pdf/SSTSAitkin2014-adopted.pdf\)](https://www.co.aitkin.mn.us/ordinances/pdf/SSTSAitkin2014-adopted.pdf)

### **Benton County**

**Ordinance:** *Benton County Ordinance NO.457*

*9.6 Subsurface Sewage Treatment Systems (SSTS)*

*9.16.12 Compliance Inspection Conducted by a Private Inspector*

*E. Point of Sale Certification*

## COUNTY LEVEL ORDINANCES

[Benton County Ordinance on Subsurface Sewage Treatment Systems \(PDF\)](https://www.co.benton.mn.us/ArchiveCenter/ViewFile/Item/470)  
(<https://www.co.benton.mn.us/ArchiveCenter/ViewFile/Item/470>)

### **Brown County**

**Ordinance:** *Brown County Zoning Ordinance*

720. Sewage Disposal Standards

720.8 SSTS Compliance and Inspection Program

[Brown County Zoning Ordinance \(PDF\)](https://www.co.brown.mn.us/DocumentCenter/View/431/2024-Zoning-Ordinance-PDF)  
(<https://www.co.brown.mn.us/DocumentCenter/View/431/2024-Zoning-Ordinance-PDF>)

### **Carver County**

**Ordinance:** *Carver County, MN Code of Ordinances*

*Title V: Environmental Services*

*Chapter 52 Subsurface Sewage Treatment Systems*

*§ 52.199 Transfer of Properties*

[Carver County Ordinance on Subsurface Sewage Treatment Systems](https://codelibrary.amlegal.com/codes/carvercounty/latest/carverco_mn/0-0-0-12469#JD_52.199)  
([https://codelibrary.amlegal.com/codes/carvercounty/latest/carverco\\_mn/0-0-0-12469#JD\\_52.199](https://codelibrary.amlegal.com/codes/carvercounty/latest/carverco_mn/0-0-0-12469#JD_52.199))

### **Chisago County**

**Ordinance:** *Chisago County Subsurface Sewage Treatment System Ordinance*

*Section 12. Compliance Inspections*

*12.02 Circumstances Which Require a Compliance Inspection*

[Chisago County Ordinance on Subsurface Sewage Treatment System \(PDF\)](https://www.chisagocountymn.gov/DocumentCenter/View/4958/Subsurface-Sewage-Treatment-System-Ordinance?bidId=)  
(<https://www.chisagocountymn.gov/DocumentCenter/View/4958/Subsurface-Sewage-Treatment-System-Ordinance?bidId=>)

### **Crow Wing County**

A compliance inspection is required for all land use permits, public hearing applications, and property transfers. However, the inspection requirement does not apply if a compliance inspection was conducted within the last three years, or the septic system was installed within the last five years or has a valid operating permit.

[Crow Wing County, Caring for our Ground Water \(PDF\)](https://www.crowwing.us/DocumentCenter/View/14823/Caring-for-our-Groundwaters)  
(<https://www.crowwing.us/DocumentCenter/View/14823/Caring-for-our-Groundwaters>)

### **Dodge County**

**Ordinance:** Dodge County Zoning Ordinance, Chapter 21 Subsurface Sewage Treatment Systems (SSTS)

Section 21.10 SSTS Permitting

21.13 Transfer of Properties

[Dodge County Ordinance on Subsurface Sewage Treatment System \(PDF\)](https://cms4files.revize.com/dodgecountymn/Chapter%2021%20Subsurface%20Sewage%20Treatment%20Systems%208_13_24.pdf)  
([https://cms4files.revize.com/dodgecountymn/Chapter%2021%20Subsurface%20Sewage%20Treatment%20Systems%208\\_13\\_24.pdf](https://cms4files.revize.com/dodgecountymn/Chapter%2021%20Subsurface%20Sewage%20Treatment%20Systems%208_13_24.pdf))

## Faribault County

**Ordinance:** Section 23 – Subsurface Sewage Treatment System Ordinance (SSTS)

Section 13 – Property Transactions

[Faribault County Ordinance on Subsurface Sewage Treatment System \(PDF\)](https://www.co.faribault.mn.us/sites/g/files/vyhli561/f/uploads/section23.pdf)  
(<https://www.co.faribault.mn.us/sites/g/files/vyhli561/f/uploads/section23.pdf>)

## Fillmore County

**Ordinance:** Fillmore County Sub-Surface Sewage Treatment System Ordinance

Section 8 – Compliance Management

803. Sale or Transfer of Real Estate

[Fillmore County Ordinance on Subsurface Sewage Treatment System \(PDF\)](https://cms9files.revize.com/fillmremn/Septic%20Ordinance.pdf)  
(<https://cms9files.revize.com/fillmremn/Septic%20Ordinance.pdf>)

## Freeborn County

**Ordinance:** Chapter 40 – Utilities, Article IV. -Subsurface Sewage Treatment System

Division 5. – Compliance Management

Sec. 40-203. - Compliance inspection program.

(d) Transfer of properties.

[Freeborn County Ordinance on Subsurface Sewage Treatment System](https://library.municode.com/mn/freeborn_county/codes/code_of_ordinances?nodeId=COCO_CH40UT_ARTIVSUSETRSY_DIV5COMA)  
([https://library.municode.com/mn/freeborn\\_county/codes/code\\_of\\_ordinances?nodeId=COCO\\_CH40UT\\_ARTIVSUSETRSY\\_DIV5COMA](https://library.municode.com/mn/freeborn_county/codes/code_of_ordinances?nodeId=COCO_CH40UT_ARTIVSUSETRSY_DIV5COMA))

## Goodhue County

**Ordinance:** Goodhue County Subsurface Sewage Treatment System Ordinance

Article VIII, Compliance Management

Section 1.0 Compliance Inspection Program

1.4 Transfer of Property

[Goodhue County Ordinance on Subsurface Sewage Treatment System \(PDF\)](https://goodhuecountymn.gov/files/ordinances/subsurface_sewage_treatment_system.pdf)  
([https://goodhuecountymn.gov/files/ordinances/subsurface sewage treatment system.pdf](https://goodhuecountymn.gov/files/ordinances/subsurface_sewage_treatment_system.pdf))

## Grant County

**Ordinance:** *Subsurface Sewage Treatment Systems Management Ordinance*

6. Compliance Inspection Program

6.4 Transfer of Property

[Grant County Ordinance on Subsurface Sewage Treatment Systems Management \(PDF\)](http://www.co.grant.mn.us/DocumentCenter/View/141/Septic-Ordinance)  
(<http://www.co.grant.mn.us/DocumentCenter/View/141/Septic-Ordinance>)

## Isanti County

**Ordinance:** *Isanti County Zoning Ordinance*

*Subdivision 3. Subsurface Sewage Treatment Systems*

*ARTICLE VII Compliance Management. SECTION 2.0 Compliance Inspection Program*

*E. Inspection forms for the Point-of-Sale Certificate of Compliance shall be completed on Minnesota Pollution Control Agency approved forms. The Inspection shall be performed by a licensed Minnesota Pollution Control Agency (MPCA) Inspector. Results of the Inspection, in compliance or non-compliance, shall be submitted to the Isanti County Zoning Office.*

[Isanti County Zoning Ordinance \(PDF\)](https://www.co.isanti.mn.us/DocumentCenter/View/450/Isanti-County-Zoning-Ordinance---2014-PDF)  
(<https://www.co.isanti.mn.us/DocumentCenter/View/450/Isanti-County-Zoning-Ordinance---2014-PDF>)

## Lake County

**Ordinance:** 1.03 Existing Systems B. Point of Sale

[Subsurface Sewage Treatment System Ordinance - Lake County, MN \(PDF\)](https://www.co.lake.mn.us/environmental-services/planning-and-zoning/planning-and-zoning-documents/)  
(<https://www.co.lake.mn.us/environmental-services/planning-and-zoning/planning-and-zoning-documents/>)

## Le Sueur County

**Ordinance:** *Section 17. Subsurface Sewage Treatment Systems*

*Subdivision 7. Compliance Inspection Program*

A. Compliance Inspection

1. SSTS compliance inspections must be performed:

g. Prior to property sale or transfer, including the division of land with existing development.

[Le Sueur County Subsurface Sewage Treatment Systems \(PDF\) \(https://www.co.le-sueur.mn.us/DocumentCenter/View/4792/Sec-17-Subsurface-Sewage-Treatment-Systems\)](https://www.co.le-sueur.mn.us/DocumentCenter/View/4792/Sec-17-Subsurface-Sewage-Treatment-Systems)

## **Lincoln County**

**Ordinance:** *Lincoln County Comprehensive Development Ordinance NO. 40*

*Section XIV Subsurface Sewage Treatment Systems*

*Subdivision 800.0 Compliance Management*

*802.4 Transfer of Properties.*

[Lincoln County Comprehensive Development Ordinance \(PDF\) \(https://cms2.revize.com/revize/lincolncountymn/Documents/Departments%20and%20Agencies/Environmental/Document%20Center/Planning%20&%20Zoning/Comprehensive%20Development%20Ordinances.pdf\)](https://cms2.revize.com/revize/lincolncountymn/Documents/Departments%20and%20Agencies/Environmental/Document%20Center/Planning%20&%20Zoning/Comprehensive%20Development%20Ordinances.pdf)

## **Martin County**

**Ordinance:** *Martin County Sewage and Wastewater Treatment Ordinance*

*Chapter 3 Inspections and Property Transactions*

*Subdivision 7. Sale or Transfer of Property*

[Martin County Ordinance on Sewage and Wastewater Treatment \(PDF\) \(https://cms9files.revize.com/martincountymn/Government/Planning%20&%20Zoning/Septic%20Systems/Sewage\\_Ordinance.pdf\)](https://cms9files.revize.com/martincountymn/Government/Planning%20&%20Zoning/Septic%20Systems/Sewage_Ordinance.pdf)

## **McLeod County**

**Ordinance:** *McLeod County Subsurface Sewage Treatment Systems (SSTS) Ordinance*

*Article VIII Compliance Management*

*Section 2.0 Compliance Inspection Program*

*2.04 Transfer of Properties with Existing SSTS*

[McLeod County Ordinance on Subsurface Sewage Treatment Systems \(PDF\) \(https://cms5.revize.com/revize/mcleod/Environmental%20Services/McLeod%20County%20Subsurface%20Sewage%20Treatment%20System%20\(SSTS\)%20Ordinance.pdf\)](https://cms5.revize.com/revize/mcleod/Environmental%20Services/McLeod%20County%20Subsurface%20Sewage%20Treatment%20System%20(SSTS)%20Ordinance.pdf)

## **Meeker County**

**Ordinance:** *Meeker County Land Development Ordinances*

*Part IV – Zoning Ordinance*

*Article 22. -Performance Standards*

*Sec. 22.13. - Subsurface sewage treatment systems.*

## COUNTY LEVEL ORDINANCES

*1. Mandatory compliance inspections of existing systems. An SSTS shall require a compliance inspection when any one of the following conditions occur:*

*2. When a transfer of land occurs pursuant to section 4.08 herein;*

[Meeker County Ordinance on Subsurface Sewage Treatment Systems](https://library.municode.com/mn/meeker_county/codes/land_development_ordinance?nodeId=LADEOR_PTIVZOR_ART22PEST_S22.13SUSSETRSY)

([https://library.municode.com/mn/meeker\\_county/codes/land\\_development\\_ordinance?nodeId=LADEOR\\_PTIVZOR\\_ART22PEST\\_S22.13SUSSETRSY](https://library.municode.com/mn/meeker_county/codes/land_development_ordinance?nodeId=LADEOR_PTIVZOR_ART22PEST_S22.13SUSSETRSY))

### **Mille Lacs County**

**Ordinance:** *Mille Lacs County Subsurface Sewage Treatment System Ordinance*

*Article Six: Compliance*

*604 Compliance Inspections Required.*

[Mille Lacs County Ordinance on Subsurface Sewage Treatment System \(PDF\)](https://www.millelacs.mn.gov/DocumentCenter/View/1097/Subsurface-Sewage-Treatment-Systems-SSTS-Ordinance-PDF)

(<https://www.millelacs.mn.gov/DocumentCenter/View/1097/Subsurface-Sewage-Treatment-Systems-SSTS-Ordinance-PDF>)

### **Mower County**

**Ordinance:** *Subdivision 4 compliance inspection requirements*

*4.01 General requirements*

*2. LANDOWNER'S OR LANDOWNER'S AGENT RESPONSIBILITY*

[Mower County Ordinance on Subsurface Sewage Treatment System \(PDF\)](https://www.co.mower.mn.us/DocumentCenter/View/3607/Mower-County-SSTS-Ordinance--Rev20240409?bidId=)

(<https://www.co.mower.mn.us/DocumentCenter/View/3607/Mower-County-SSTS-Ordinance--Rev20240409?bidId=>)

### **Pine County**

**Ordinance:** *8.01.04 Transfer of Properties*

[Pine County Ordinance for Subsurface Sewage Treatment System \(PDF\)](https://cms7files.revize.com/pinecountymn/document_center/Departments/planning%20and%20zoning/2022%20SSTS%20Ordinance.pdf)

([https://cms7files.revize.com/pinecountymn/document\\_center/Departments/planning%20and%20zoning/2022%20SSTS%20Ordinance.pdf](https://cms7files.revize.com/pinecountymn/document_center/Departments/planning%20and%20zoning/2022%20SSTS%20Ordinance.pdf))

### **Ramsey County – City of Ramsey**

**Ordinance:** *Ramsey Minnesota City Code*

*Chapter 113 – Natural Resource and Environmental Preservation and Protection*

*Article II. – Subsurface Sewage Treatment Systems*

*Sec. 113-23. - Sale or transfer of property.*

[Ramsey County Subsurface Sewage Treatment Systems Ordinance \(https://library.municode.com/mn/ramsey/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH113NAREENPRPR\)](https://library.municode.com/mn/ramsey/codes/code_of_ordinances?nodeId=PTIICOOR_CH113NAREENPRPR)

## Red Lake County

**Ordinance:** *Red Lake Septic (SSTS) Ordinance*

*Subdivision 5 Inspection Requirements*

*5.30 Inspection Requirements for Existing Systems*

*5.31 Mandatory Compliance of Existing Systems*

*D. Transfer of Properties.*

[Red Lake County Septic Ordinance \(PDF\) \(https://www.co.red-lake.mn.us/vertical/sites/%7B2C807525-C262-4592-9BD4-DF75FE4B01C9%7D/uploads/Red\\_Lake\\_County\\_Septic\\_Ordinance.pdf\)](https://www.co.red-lake.mn.us/vertical/sites/%7B2C807525-C262-4592-9BD4-DF75FE4B01C9%7D/uploads/Red_Lake_County_Septic_Ordinance.pdf)

## Renville County

**Ordinance:** *Renville County Land Use Ordinance Chapter Four Sewage and Wastewater Treatment Regulations*

*Section 15. Compliance Management*

*3. Mandatory Compliance Inspection Requirements.*

*B. Existing SSTS.*

*i. Compliance inspections shall be required when any of the following conditions occur:*

*e. At the time of property sale or transfer.*

*C. Sale or Transfer of Property.*

[Renville County Land Use Ordinance \(PDF\) \(https://cms2files.revize.com/renvillemn/Ordinances/Chapter%2004%20-%20Sewage%20and%20Wastewater%20Treatment%20Regulations%20\(Rav.%2001-28-2020\).pdf\)](https://cms2files.revize.com/renvillemn/Ordinances/Chapter%2004%20-%20Sewage%20and%20Wastewater%20Treatment%20Regulations%20(Rav.%2001-28-2020).pdf)

## Rice County

**Ordinance:** *Rice County Ordinance Sewage and Wastewater Treatment Ordinance*

*Section 713. Inspections*

*713.03 Compliance Inspection Requirements for Transfer of Property*

[Rice County Sewage and Wastewater Treatment Ordinance \(PDF\) \(https://www.co.rice.mn.us/DocumentCenter/View/316/Sewage-and-Wastewater-Treatment-ordinance\)](https://www.co.rice.mn.us/DocumentCenter/View/316/Sewage-and-Wastewater-Treatment-ordinance)



## Sherburne County

**Ordinance:** *Sherburne County Subsurface Sewage Treatment System Ordinance*

*SECTION 17.5 Subsurface Sewage Treatment System Program*

*Subdivision 8: Compliance Management*

*2. Compliance Inspection Program*

[Sherburne County Subsurface Sewage Treatment System Program \(PDF\)](#)

[\(https://www.co.sherburne.mn.us/DocumentCenter/View/275/Subsurface-Sewage-Treatment-Systems-Program-PDF\)](https://www.co.sherburne.mn.us/DocumentCenter/View/275/Subsurface-Sewage-Treatment-Systems-Program-PDF)

## St. Louis County

**Ordinance:** *St. Louis Ordinance 61 Subsurface Sewage Treatment System Ordinance*

*ARTICLE VIII, SECTION 2,0 COMPLIANCE INSPECTION PROGRAM*

*2.05 Existing Systems: Compliance Inspections*

*A. Compliance inspection shall be required when any of the following conditions occur:*

*4. At the time of property sale or transfer as required by Article VIII, Section 2.07.*

*2.07 Point of Sale*

*A. 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:*

*1. A compliance inspection has been performed and a Certificate of Compliance has been issued by the Department for a system built within ten (10) years or (three) years for SSTS older than ten (10) years of the intended sale or transfer of the property, unless evidence is found identifying an Imminent Threat to Public Health and Safety*

*2. The compliance inspection must have been performed by a licensed inspection business following procedures described in Article VIII, Section 2.03 of this ordinance.*

*3. 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.*

[St. Louis County Ordinance on Subsurface Sewage Treatment System \(PDF\)](#)

[\(https://www.stlouiscountymn.gov/LinkClick.aspx?fileticket=FuZEhGV6S68%3d&tabid=57&portalid=0&mid=1011\)](https://www.stlouiscountymn.gov/LinkClick.aspx?fileticket=FuZEhGV6S68%3d&tabid=57&portalid=0&mid=1011)

## Stearns County

**Ordinance:** *County of Stearns Subsurface Sewage Treatment System Ordinance #422*

*Section 9 Compliance Management*

*9.2.2 Compliance Inspections of Existing SSTS*

## COUNTY LEVEL ORDINANCES

A. *Compliance inspections for existing SSTS shall be required when any of the following conditions occur:*

(6) *Upon the transfer of property ownership, except for the exempt transactions set out in Section 9.2.3 B. (1-7) of this Ordinance; or*

[Stearns County Ordinance on Subsurface Sewage Treatment System \(PDF\)](#)

<https://content.civicplus.com/api/assets/791f32ab-ad44-4056-bfa4-aadfa91c1627?scope=all>

### Steele County

**Ordinance:** *Steele County Subsurface Sewage Treatment System Ordinance*

*Section 8 Compliance Inspections*

*8.03 Compliance Inspections on Existing Systems*

[Steele County Ordinance on Subsurface Sewage Treatment System \(PDF\)](#)

<https://cms2files.revize.com/steelecountynew/ssts%20ordinance.pdf>

### Washington County

**Ordinance:** *Washington County Development Code, Chapter Four, Subsurface Sewage Treatment System Regulations*

*Section 8 Inspections*

*8.10 Compliance inspection; new construction or replacement.*

(1) *A compliance inspection for all new construction or replacement must be conducted:*

(B) *Unless the age of the system is less than 5 years, prior to the transfer of any real property;*

[Washington County Subsurface Sewage Treatment Regulations \(PDF\)](#)

<https://www.co.washington.mn.us/DocumentCenter/View/90/Chapter-4?bidId=>

### Watonwan County

**Ordinance:** *Watonwan County Subsurface Sewage and Wastewater Treatment Ordinance*

*Section 16: Compliance Management*

*4. Existing Systems*

*Section 18: Transfer of Property*

[Watonwan County Ordinance on Subsurface Sewage and Wastewater Treatment \(PDF\)](#)

<https://www.co.watonwan.mn.us/DocumentCenter/View/56/Section-12-L-Subsurface-Sewage-Treatment-Systems?bidId=>

### Wilkin County

**Ordinance:** *Wilkin County Land Use Ordinance*

## COUNTY LEVEL ORDINANCES

### *Section 21 Sewage and Wastewater Treatment*

#### *21.07 Inspections Requirements*

##### *4. Sale or Transfer of Property.*

#### Wilkin County Land Use Ordinance (PDF)

([https://www.co.wilkin.mn.us/vertical/sites/%7B6E7AB7CB-4769-4357-B6C8-90E546FFE488%7D/uploads/Wilkin County Land Use Ordinance 10-17-17.pdf](https://www.co.wilkin.mn.us/vertical/sites/%7B6E7AB7CB-4769-4357-B6C8-90E546FFE488%7D/uploads/Wilkin_County_Land_Use_Ordinance_10-17-17.pdf))

### **Wright County**

***Ordinance:*** *Wright County, Minnesota Code of Ordinances*

*Title XV: Land Usage and Zoning*

*Chapter 157: Point of Sale Septic Certification*

#### Wright County Code of Ordinances

([https://codelibrary.amlegal.com/codes/wrightcounty/latest/wrightco\\_mn/0-0-0-4648](https://codelibrary.amlegal.com/codes/wrightcounty/latest/wrightco_mn/0-0-0-4648))

## Appendix B: Existing Ordinance Type by Minnesota County

County	Rental Property (private well)	Property Transfer (private well)	SSTS inspection	Lodging or Short-Term Rental
Aitkin			SSTS	short-term rental
Anoka				
Becker				
Beltrami				
Benton			SSTS	
Big Stone				
Blue Earth				
Brown			SSTS	
Carlton				
Carver			SSTS	
Cass				
Chippewa				
Chisago			SSTS	
Clay				
Clearwater				
Cook				
Cottonwood				
Crow Wing			SSTS	
Dakota		property transfer		
Dodge			SSTS	
Douglas				
Faribault			SSTS	
Fillmore			SSTS	
Freeborn			SSTS	
Goodhue			SSTS	

COUNTY LEVEL ORDINANCES

County	Rental Property (private well)	Property Transfer (private well)	SSTS inspection	Lodging or Short- Term Rental
Grant			SSTS	
Hennepin				
Houston				
Hubbard				shot-term rental
Isanti			SSTS	
<i>City of Isanti</i>	rental property			
Itasca				
Jackson				
Kanabec				
Kandiyohi				
Kittson				
Koochiching				
Lac qui Parle				
Lake				
Lake of the Woods				
Le Sueur			SSTS	
Lincoln			SSTS	
Lyon				
Mahnomen				
Marshall				
Martin			SSTS	
Mcleod			SSTS	
Meeker			SSTS	
Mille Lacs			SSTS	
Morrison				
Mower			SSTS	

COUNTY LEVEL ORDINANCES

<b>County</b>	<b>Rental Property (private well)</b>	<b>Property Transfer (private well)</b>	<b>SSTS inspection</b>	<b>Lodging or Short- Term Rental</b>
Murray				
Nicollet				
Nobles				
Norman				
Olmsted				
Otter Tail				
Pennington				
Pine			SSTS	
Pipestone				
Polk				
Pope				
Ramsey			SSTS	lodging
Red Lake			SSTS	
Redwood				
Renville			SSTS	
Rice			SSTS	
Rock			SSTS	
Roseau				
Scott				
Sherburne			SSTS	
Sibley				
St. Louis			SSTS	
Stearns			SSTS	
Steele			SSTS	
Stevens				
Swift				

COUNTY LEVEL ORDINANCES

<b>County</b>	<b>Rental Property (private well)</b>	<b>Property Transfer (private well)</b>	<b>SSTS inspection</b>	<b>Lodging or Short- Term Rental</b>
Todd				
Traverse				
Wabasha				
Wadena				
Waseca				
Washington			SSTS	short-term rental
Watonwan			SSTS	
Wilkin			SSTS	
Winona				
Wright			SSTS	
Yellow Medicine				