

Carlton County Economic Development Department – Northland Connection

Northland Connection Links:

<https://www.northlandconnection.com/>

- Building Submission: <https://forms.gle/Wp9zzFdZ65sLFKRG9>
- Site Submission: <https://forms.gle/b28MSGeLJZewiV4u9>

E-mail pictures to Karl Schuettler at kschuettler@northspan.com

Carlton County Zoning and Environmental Services – Mapping Tutorial

<https://youtu.be/NzMsux0ghPY>

Carlton County Septic System Fact Sheet for Realtors

Compliance Inspection Requirements

- Whenever a house or property with any septic system (including outhouses/privies) to be sold is located within a shoreland area (within 1000 feet of a classified lake or 300 feet of a classified stream measured from the house) a current Certificate of Compliance (COC) is required.
- In most cases, this will mean a new compliance inspection will need to be done.
- COCs for new systems are valid for 5 years; COCs for existing systems are valid for 3 years.
- Check with the Zoning Office for status of COC and/or if property is shoreland.

Escrow Requirements

If the seller fails to provide a Certificate of Compliance, the seller shall provide the buyer sufficient security in the form of an escrow agreement to assure the installation of a complying SSTS. The security shall be placed in an escrow with a licensed real estate closer, licensed attorney-at-law, or federal or state chartered financial institution. The amount escrowed shall be equal to (150%) of a written estimate to install a complying SSTS provided by a licensed and certified installer, or the amount escrowed shall be equal to (110%) of the written contract price for the installation of a complying SSTS provided by a licensed and certified installer. After a complying SSTS has been installed and a certificate of compliance issued, the Department shall provide the escrow agent a copy of the Certificate of Compliance.

Winter Property Transfers

All property conveyances subject to this ordinance occurring during the period between November 1st and April 30th when SSTS compliance cannot be determined due to frozen soil conditions shall require a winter agreement, which includes an agreement to complete a

compliance inspection by the following June 1st by a licensed inspection business and an escrow agreement established in accordance with Subd. D, 1 C above, and the system upgraded.