

# 90 Day Conditional Report of System Status Guidelines



Tacoma-Pierce County Health Department will place your Report of System Status (RSS) application on hold if there are septic system deficiencies that require repairs or corrections. If you cannot correct these deficiencies before the sale, you may apply for a 90 Day Conditional RSS. This will allow your buyers (new legal owners) to repair the septic system within 90 days after the sale closes. All repairs and corrections must be completed by a certified or licensed septic professional.

To apply for the 90 Day Conditional RSS, you must already have an RSS application on hold for deficiencies. You will then need to submit the following:

1. **90 Day Conditional Review fee of \$330** (2019 fee schedule)
2. **An estimate of costs** for all repairs or corrections to include parts, labor and fees.
  - Health Department fees
  - Septic Designer fees
  - Septic Service Company fees
  - Licensed Contractor fees; etc.
3. **A contractual agreement** or addendum to the purchase and sale agreement signed by both the buyer and seller. The contract or addendum must contain the following information:
  - a. Buyer and seller names, signatures and the property address.
  - b. All septic system deficiencies that require correction.
  - c. Estimate of costs for all repairs and corrections.
  - d. The agreement should clearly indicate **buyers are aware of the costs and their responsibility to ensure all repairs or corrections to the septic system are completed within 90 days after the sale closes.**

An example of an addendum is attached.

Contact Holly Calvert at (253) 625-3533 for questions or assistance.

**ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT**

The following is part of the Purchase and Sale Agreement dated \_\_\_\_\_  
between \_\_\_\_\_ (“Buyer”)  
and \_\_\_\_\_ (“Seller”)  
concerning \_\_\_\_\_ (the “Property”)

**IT IS AGREED BETWEEN THE SELLER AND BUYER AS FOLLOWS:**

It is understood that the septic system serving this property has several deficiencies that need to be corrected. All parties acknowledge that these deficiencies cannot be corrected prior to the transfer of the title.

The deficiencies are as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The buyer has agreed to assume the responsibility for any septic repairs required by the Tacoma-Pierce County Health Department and the work will be completed within 90 days of closing date.

The estimate of costs for the known corrections and repairs are \$ \_\_\_\_\_. The buyer acknowledges the cost could be greater once work has begun or if unforeseen problems are discovered.

An estimate of costs for the work was obtained from \_\_\_\_\_  
(Engineer; Septic Service Company; Contractor).

The Health Department will be notified once the repairs have been completed.

All other terms and conditions of said Agreement remain unchanged.

Realty Company: \_\_\_\_\_

Agent: \_\_\_\_\_

BUYER: \_\_\_\_\_ Date: \_\_\_\_\_

BUYER: \_\_\_\_\_ Date: \_\_\_\_\_

SELLER: \_\_\_\_\_ Date: \_\_\_\_\_

SELLER: \_\_\_\_\_ Date: \_\_\_\_\_