

**Sanitary Sewer and Stormwater Discharge  
Point-of-Sale Compliance Program**  
*(Revised August 2018)*

The Cokato City Council has approved a Point-of-Sale program to ensure compliance with the city's sanitary sewer and stormwater ordinances. The transfer of any real estate within the corporate city limits of the City of Cokato is subject to this Point-of-Sale program.

Prior to the sale of property, an inspection of the property's sanitary sewer and stormwater discharge systems is required. **The inspection must be completed by a licensed plumber and documented on a form provided by the city and signed off by the inspecting plumber.** Once completed, the inspection form and accompanying materials shall be reviewed and signed off by the Public Works Director, certifying that either the property is in compliance or not in compliance. The inspection shall be completed by a plumber licensed by the state of Minnesota. The property owner may choose any licensed plumber to complete the inspection.

The inspection service provider shall verify that storm water is not discharged into the sanitary sewer system. In addition, sewer lines, sump pumps, foundation and/or roof drains will be evaluated with recommended repairs for program compliance. The inspecting plumber may also provide repair services after the initial inspection. Property owners are responsible for sewer service lines from the home all the way to the city main. Repairs must be completed and a re-inspection done for any properties not initially in compliance. A new compliance certificate will be issued following re-inspection once the property complies with city ordinances.

If repairs are not possible at the time of sale, an escrow account must be established at closing that will cover the estimated costs of repair. The city will require a copy of the escrow agreement and the estimate of repair costs before issuing a contingent-compliance certificate for closing. A compliance certificate will be issued following satisfactory completion of repairs and documentation submitted to the city. If repairs are not completed within 6 months of the issuance of a contingent-compliance certificate, the city will add a monthly surcharge to the sewer bill until a compliance certificate is issued.

**The Point-of-Sale program applies to all real estate transactions after December 31<sup>st</sup>, 2011, and shall follow the city's ordinances as restated effective January 1, 2016.**

If you have further questions regarding the Point-of-Sale compliance program, please contact the city offices at (320) 286-5505.

Sincerely,

Annita Smythe  
City Administrator