

**What If My System Fails?** Although repair of broken components is relatively inexpensive, major repairs – such as a failing leaching field - are more difficult and costly. In this case you must have an engineer design a repair, obtain a permit from the Department, and perform the repair work. Additional fees will be required as well as the necessary engineering reports.

**But Can I Still Sell My House?** Yes, provided you obtain a repair permit and the new buyer signs an agreement to repair the system after they move in. Otherwise, repairs must be made prior to the sale of the property.



**What if My Property Has A Privy?**  
While current regulations do not allow full

time occupancy of dwellings with privies, they may qualify for a "Limited Occupancy" Use Permit if the buyer agrees to abide by this occupancy limitation and signs an agreement to that effect.

**How Much Time Does it Take to Get a Use Permit?** After the application and inspection reports are submitted you should allow ten days for the Department to process and issue the permit.

**How Long Are Use Permits Valid?** Use Permits are valid for 6 months or until the property sells, whichever comes first. Permits may be renewed one time for an additional 6 months before they expire. Once the sale has occurred the Use Permit need not be renewed.

**How Can I Get More Information?** The Department has developed an extensive frequently-asked-questions sheet that is posted on our web site, along with application forms for Use Permits as well as forms and guidelines for performing an inspection. You may also call us if you have specific questions concerning the program and how it may apply to your particular circumstances.



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# Jefferson County Public Health



## USE PERMITS



### Environmental Health Services Division

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As of January 2004, owners of residential and commercial properties with individual sewage disposal systems must obtain a Use Permit for the system prior to the sale or transfer of the property. Basic information on this program is included in this brochure. We hope it will answer most of your questions about the program and how it may affect you.

**Program Basics** A "Use Permit" is a document issued by Jefferson County Public Health that provides information on the installation and operational status of a particular individual sewage disposal (septic) system.



**Why Do I Need One?** County regulations require that a property owner obtain a Use Permit prior to the sale of their property. The Board of Health adopted this regulation to assure that these systems are in good repair and operating properly before being transferred to a new homeowner.



**How Do I Get A Use Permit?** To obtain a permit you must first arrange for the pumping and inspection of the septic tank, and an inspection of the rest of the system by a certified inspector. Then, you submit the inspection and pumping reports to the Department along with the application and appropriate fee.

**Do You Have a List of Inspectors?** The current inspector list is posted on the Public Health Department's web page ([www.jeffco.us./health](http://www.jeffco.us./health) – click the "Environmental Health Services" tab, then the "Use Permit Program" bullet) or by calling 303 271-5756.

**What Happens During the Inspection?** First, the septic tank will be pumped and inspected, then the absorption or evaporation bed is checked for construction and operation. Finally the

mechanical systems are inspected to assure that they are functioning properly and have a maintenance contract, if required.

**What Does It Cost?** The Department's application fee is \$75.00. Costs for tank pumping and septic system inspections should be approximately \$400-\$500.



**What are the Basic Approval Requirements?** To be approved for a permit the system must have basic components such as a septic tank and absorption system that are in good shape and functioning properly. There are also other requirements for particular systems such as aeration or mechanical units and composting toilets.

**What Systems Won't Pass?** While most systems should pass inspection, cesspools, "straight pipes" and similar systems will not. Neither will systems with broken or damaged components or systems that are failing and discharging wastewater on the ground.