We will place your Report of System Status (RSS) application on hold if the septic system has 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 allows the buyers (new legal owners) to repair the septic system within 90 days after the sale closes. A certified or licensed septic professional must complete all repairs and corrections.

To apply for the 90-Day Conditional RSS, you must have an:

- RSS application on hold for deficiencies, or
- Active repair application and approval from technical staff.

You need to submit the following:

1. **90-Day Conditional RSS review fee of $651.**
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.
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:
   - Buyer and seller names, signatures, and property address.
   - All septic system deficiencies that require correction.
   - Estimate of costs for all repairs and corrections.
   - An agreement that clearly indicates the 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.

See attached example addendum.

Contact us at (253) 649-1897 or email CRSS@tpchd.org 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: __________