

**REVISED Frequently Asked Questions
Long Lake Township On-Site Sewage Disposal System
TOT Inspection Program**

- ❖ The seller is responsible for completing the owner's statement form and for arranging for an inspection. Unless other arrangements are negotiated between the buyer and seller, the seller is responsible for the cost associated with the inspection.
- ❖ In the sale or expectation of a sale, any person who acts for a fee as an agent of the owner or buyer, provides an abstract of title or title insurance, or provides escrow services shall advise the owner and buyer in writing of the requirements of the TOT Inspection Ordinance for properties in Long Lake Township.
- ❖ The requirements of Long Lake Township ordinance Number 23 pertaining to supplemental real estate disclosure regarding an on site septic disposal system still stands and is in effect.
- ❖ Only inspectors registered by Long Lake Township with a valid registration number may perform an inspection under this program. Costs for inspections will vary; contact the inspectors for cost estimates.
- ❖ A copy of the completed and signed owner's statement and inspection form should be provided at closing and included with all closing documents.
- ❖ In some instances, pumping of the system may be necessary in conjunction with the inspection. Consult your inspector to determine if pumping is necessary.
- ❖ Some property transfers do not require an inspection. These include systems that were installed or inspected under the ordinance standards by a registered inspector within the last 36 months. Other property transfers that do not require an inspection include transfers into a trust, or conveyances to create or eliminate joint ownership. When a bank takes possession of a foreclosed property, no inspection is required, but subsequent sale of that property requires an inspection. See Section 4 of the ordinance (definition of sale).
- ❖ The ordinance, in itself, does not require that any corrections be made to a failing system or a system that is not compliant with current Health Department standards. Only the Grand Traverse County Health Department may require corrective action.
- ❖ The ordinance also does not require that corrective action be taken prior to finalization of a sale – only that an inspection be completed and that all parties receive a copy of the report prior to the sale.