



119 2nd Ave. S.W. Pipestone, MN 56164

City of Pipestone Sanitary Sewer Inspection Notice

The City of Pipestone operates and maintains a sanitary sewer system that serves all properties within the City. The City has adopted an inflow and infiltration program in an effort to limit the amount of clear water that enters and infiltrates the City's sanitary sewer system. "Clear water" generally includes all water that is not required to be treated, including storm water, precipitation, melting snow, ground water, roof drainage, ground surface and subsurface drainage, down spouts, yard drains, sump pumps, foundation drains, yard fountains, ponds, swimming pools and cistern overflows.

Section 50.30(B)(4) of the City Code states that no person shall allow discharge of clear water into the municipal sanitary sewer system. **Additionally, the sewer service lateral/pipe that runs from the City's sewer main line to any structure on a property is the responsibility of the property owner.** In addition to sump pumps and drainage systems, clear water frequently enters the City's sewer system through damaged service laterals/pipes, commonly caused by plant roots growing into the pipe.

The City's inflow and infiltration program includes an inspection of all properties in the City with structures and other improvements, in addition to new construction. **Property owners must schedule an inspection with a licensed plumber or sewer inspector to perform the inspection.** (A list of approved inspectors is available at City Hall.) The inspection must include the sump pump, the sewer service lateral and any ground water drainage system. The City will pay for a televised inspection, but the property owner is responsible for all costs associated with any repairs needed following an inspection.

Unless an inspection has taken place, and therefore, the City has already issued a compliance certificate, property owners, or their representative, **must complete an inspection and obtain a certificate of compliance before a property is offered for sale, gifted, or transferred, and before the owner or owner's representative enters into any contract for deed or other transaction changing the party responsible for the property.** Certificates of compliance are valid for ten years.

If an inspection reveals a non-compliant sewer service lateral line, or other discharge of clear water into the sewer system, repairs must be made within 30 days of the inspection. If the repairs are not made, a \$100.00 surcharge penalty will be added to the utility bill each month until repairs are made.

The City may grant a **temporary** waiver from these requirements when strict performance would create damage or harm or due to weather conditions. A written request for a temporary waiver must be first submitted to the Water Supervisor specifying the reasons for the temporary waiver. If granted, the property owner must pay an additional fee for sewage service charges based on the number of gallons discharged into the City's sanitary sewer system as estimated by the Water Supervisor. See Section 50.30(B)(9) of the City Code.

Property owners have the right to appeal any administrative determination within 30 days of the determination. See Section 50.30(B)(10) of the City Code.

PLEASE NOTE that the City has a 7-year, 0% interest loan program to assist with the cost of the repairs to repair or replace a non-compliant sewer service. The application can be obtained by contacting the City Office at 507-825-3324 or on the city website at www.progressivepipestone.com.

I acknowledge receipt of this Sanitary Sewer Inspection Notice.

Property Address

Signature of Property Owner / Seller

Date: _____

Signature of Property Owner / Seller

Date: _____

Contact Information for Property Owner(s) / Seller(s)

First Name

First Name

Last Name

Last Name

Mailing Address

Mailing Address

City, State, Zip Code

City, State, Zip Code

Telephone Number

Telephone Number

Email Address

Email Address