

Property Transfers and Sales

Q: I am considering buying a property (or selling a property), can I keep the existing septic field?

A: Maybe. If connections to a municipal sewer collection system are available, the septic field must be decommissioned and all wastewater sources connected to the municipal system prior to the transfer of land.

If there is no municipal system available to connect to, then yes, as long as the field is working properly and not posing a risk to environmental or human health (that is, no liquids coming to the surface, leaking out the side, etc.).

Q: I am considering buying a property, are there upgrades to the septic field that are required?

A: No. Upgrades are not required upon purchasing a property as long as the system operates as intended and does not leak.

Q: I am considering buying a property with an existing septic system. What is the condition of the system?

A: To determine the condition of an existing wastewater management system, you may retain the services of a certified installer who offers the service of inspecting existing onsite wastewater systems for the purposes of real estate transactions. We recommended contacting the Manitoba Onsite Wastewater Management Association for more information <https://www.mowma.org/>.

Q. Does your department inspect septic systems for compliance before the sale or purchase of a property?

A: No. You may retain the services of a certified installer who offers the service of inspecting existing onsite wastewater systems for the purposes of real estate transactions. We recommended contacting the Manitoba Onsite Wastewater Management Association for more information <https://www.mowma.org/>.

Q: I am considering buying a property with an existing septic system. can I expand or replace it if needed?

A: Maybe. The ability to expand a system, or repair or replace it when it fails, depends on a number of considerations, such as, lot size, location, soil conditions, etc. It is recommended that you consult with a Certified Installer or your local environment officer.

Q: I purchased a property but don't have any information about the septic system. What type of septic system do I have and where is it located?

A: If you believe the system was installed in the last 10 years the local environment officer may have the original application on-file. If it is older than that, the records may no longer exist. A certified install may be able to assist in locating the physical system on your property. Disposal fields can often make grass greener, and "mound" systems

may be a raised hill on your property. Septic or holding tanks should have accessible lids made of concrete, fibreglass or plastic and be visible on the surface.

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