

# ON-SITE WASTEWATER TREATMENT FACILITY ADDENDUM

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1. Buyer: \_\_\_\_\_
2. Seller: \_\_\_\_\_
3. Property/Premises Address: \_\_\_\_\_
4. Assessor's #: \_\_\_\_\_
5. Date: \_\_\_\_\_

6. The following additional terms and conditions are hereby included as a part of the Contract between Buyer and Seller for the above
7. referenced Property/Premises.
8. One or more On-Site Wastewater Treatment Facility (conventional septic or alternative system) (the "Facility") has been installed on
9. the Property/Premises. The Arizona Department of Environmental Quality ("ADEQ") rules require a pre-transfer inspection by Seller.
10. **Facility Inspection: Seller shall have the Facility inspected at Seller's expense** within six (6) months prior to Close of Escrow, but no later
11. than twenty (20) days or \_\_\_\_\_ days after Contract acceptance. The Facility inspection shall be completed by an inspector recognized by
12. the applicable governmental authority as qualified to inspect the type of Facility installed on the Property/Premises.
13. **Conventional Septic System Pumping:** If the Facility is a conventional septic system or alternative system that uses a septic tank, prior
14. to Close of Escrow it shall be pumped at Seller's expense to remove, to the maximum extent possible, solid, floating, and liquid waste
15. accumulations, unless: (i) a Discharge Authorization for the Facility was issued and the Facility was put into service within twelve (12) months
16. before the transfer of ownership inspection; (ii) pumping or servicing is not necessary based on the manufacturer's written operation and
17. maintenance instructions; or (iii) no accumulation of floating or settled waste was present in the septic tank or wastewater container.
18. **Document Delivery:** Within twenty (20) days or \_\_\_\_\_ days after Contract acceptance, Seller shall provide Buyer with: (i) the Report of
19. Inspection form completed by a qualified inspector; and (ii) any other documents in Seller's possession that relate to the permitting or operation
20. and maintenance of the Facility (collectively the "Facility Documents").
21. **Repair Costs:** If the Facility is "Not Functional" per the Report of Inspection and/or cannot be certified by the applicable government authority,
22. Seller shall pay to repair the Facility provided that such repairs do not exceed one percent (1%) of the purchase price or \$\_\_\_\_\_.  
23. If repair costs exceed the amount that Seller agrees to pay: (i) Buyer may immediately cancel this Contract; or (ii) Seller may cancel this
24. Contract unless Buyer agrees in writing to pay such costs in excess of the amount that the Seller is obligated to pay.
25. If the Facility is "Functional with concerns" per the Report of Inspection, Buyer and Seller acknowledge and understand they may, but are not
26. obligated to, engage in negotiations for repairs/improvements to the Facility.
27. **Buyer Disapproval:** By delivering to Seller a signed notice, Buyer may cancel this Contract within the Inspection Period or five (5) days after
28. receipt of the Facility Documents, whichever is later, and be entitled to a return of the Earnest Money. Prior to expiration of the specified time
29. frame, Buyer and Seller may, but are not obligated to, engage in negotiations for repairs/improvements to the Facility. Buyer's failure to deliver
30. a signed notice of cancellation within the specified time period shall conclusively be deemed Buyer's election to proceed with the transaction
31. without repairs/improvements to the Facility.
32. **Notice of Transfer:** Buyer shall deliver to Escrow Company a completed ADEQ Notice of Transfer of Ownership of an On-Site Wastewater
33. Treatment Facility form (the "Notice of Transfer") prior to Close of Escrow. Escrow Company is instructed to file the Notice of Transfer and the
34. filing fee(s) with the applicable governmental authority **at Close of Escrow.**
35. **Notice of Transfer Filing Fee:** The Notice of Transfer Filing Fee and any other Facility transfer of ownership fees shall be paid by:
36.  Buyer  Seller  Split evenly between Buyer and Seller

37. **Additional Terms:** \_\_\_\_\_
38. \_\_\_\_\_

39. \_\_\_\_\_  
^ BUYER'S SIGNATURE MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR
40. \_\_\_\_\_  
^ SELLER'S SIGNATURE MO/DA/YR ^ SELLER'S SIGNATURE MO/DA/YR

### For Broker Use Only:

Brokerage File/Log No. \_\_\_\_\_ Manager's Initials \_\_\_\_\_ Broker's Initials \_\_\_\_\_ Date \_\_\_\_\_  
MO/DA/YR