



TOWN OF PARADISE

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April 24, 2013

To: All Realtors, Title Companies, Escrow Companies, Home Buyers and Sellers

From: Town of Paradise Onsite Sanitation Division

Re: Requirement to obtain a Clearance to Record Title Transfer for all title transfers of real property with septic systems thereon.

Ladies and Gentlemen:

The Town of Paradise has no centralized sewer system and therefore is exclusively served by onsite sewage disposal systems on almost every individual parcel. Because of this the Town has created several safe-guards in its various codes and ordinances that help protect public health and the environment by assuring the proper function of all sewage disposal systems.

In accordance with Section 13.04.090 of the Paradise Municipal Code any person transferring title of any parcel of land upon which a septic system exists must first obtain a Clearance to Record Title Transfer from the Town of Paradise. An application along with a recent 'passing' septic system evaluation must first be submitted to the Town in order for a Clearance to Record Title Transfer to be issued. In order to be "recent" the evaluation must have been performed within the last year. The application will be processed within 5 business days, therefore, we recommend that it be submitted to the Town, with appropriate fee, at least 6 business days prior to the day that escrow is scheduled to close.

One purpose served by the requirement to obtain a Clearance to Record is that the new homeowner is assured that they are purchasing a properly working septic system. After the new homeowner receives title to the property an Onsite Sewage Disposal System Operating Permit is issued to them. Unlike the Clearance to Record application fee the new Operating Permit fee may be paid through an escrow account after escrow closes.

Failure to obtain a Clearance to Record when a title transfer is performed is a violation of the Paradise Municipal Code and will result in citations issued by the Town of Paradise Code Enforcement Division to the new owner.

We are glad to answer any questions you may have on this or any other onsite sewage disposal issue.

Sincerely,

Doug Danz
Onsite Sanitary Official
Town of Paradise
530-872-6291, x113