

MIAMI-DADE COUNTY

NEW septic tank disclosure

OCTOBER 26, 2021





WHAT TO KNOW

WHAT IS NEW

Miami-Dade County Commissioners passed a new requirement for all sellers to disclose if a septic tank system is located on their property.

HOW MIAMI REALTORS® WORKED FOR YOU

MIAMI Realtors® worked with commissioners to successfully remove the proposed \$1,000 fine for failure to use the specific language in the ordinance, since the language in Section 4 of Florida Realtors' seller disclosure form is more beneficial to future buyers. RPAC helped us educate commissioners and led us to a victory.

WHERE CAN YOU FIND THE NEW FORM?

FORM SIMPLICITY



Miami-Dade County Septic Tank System Disclosure



Buyer(s) acknowledge that the disclosure set forth below was provided prior to the execution of any instrument committing an individual or entity to purchase affected real property in Miami-Dade County.

Seller(s) _____ make(s)
the following disclosure regarding the property described as: *(insert address)*. _____

The following statement, which shall be set forth conspicuously on a separate sheet of paper in at least 12 point font, shall be signed and dated by the purchaser. This disclosure must be provided where the subject property is located in incorporated or unincorporated Miami-Dade County and contains a septic tank system. "Septic tank system" is defined as a septic tank or an onsite sewage treatment and disposal system per Section 21-49.1(b)(2) of the Code of Miami-Dade County Florida.

SEPTIC TANK SYSTEM DISCLOSURE

LAND INVOLVED IN THIS TRANSACTION HAS A SEPTIC TANK SYSTEM INSTALLED ON IT OR IS SERVICED BY A SEPTIC TANK SYSTEM. SEPTIC TANK SYSTEMS MAY BE SUBJECT TO LOCAL, STATE, AND FEDERAL REGULATIONS. IMPROPERLY MAINTAINED SEPTIC TANK SYSTEMS MAY POSE SUBSTANTIAL RISKS TO HUMAN HEALTH AND THE ENVIRONMENT. IT IS RECOMMENDED THAT THE PURCHASER OF THIS LAND CONSIDER OBTAINING AN INSPECTION OF THE SEPTIC TANK SYSTEM BY A QUALIFIED PROFESSIONAL.

Seller: _____ / _____ Date: _____
(signature) (print)

Seller: _____ / _____ Date: _____
(signature) (print)

Buyer: _____ / _____ Date: _____
(signature) (print)

Buyer: _____ / _____ Date: _____
(signature) (print)