

**CHAPTER 1377**  
**Point of Sale Inspection of Septic Systems**

1377.01	Certificate of inspection required upon transfer of premises.	1377.03	Escrow agent; disbursal of funds without statement prohibited.
1377.02	Presentment of certificate upon transfer of real estate (escrow).	1377.99	Penalty.

**CROSS REFERENCES**  
**Sewers and sewage - see S. & P.S. Ch. 911**

**1377.01 CERTIFICATE OF INSPECTION REQUIRED UPON TRANSFER OF PREMISES.**

No owner of any premises with a septic system located thereon shall enter into an agreement to sell, convey or transfer said premises, without first obtaining from the Cuyahoga County Board of Health a Certificate of Septic System Evaluation.  
 (Ord. 2017-39. Passed 6-13-17.)

**1377.02 PRESENTMENT OF CERTIFICATE UPON TRANSFER OF REAL ESTATE (ESCROW).**

No person, agent, firm or corporation shall sell, convey or transfer any premises with a septic system located thereon, or any interest therein, without presenting to the prospective purchaser, grantee or transferee a current Certificate of Septic System Evaluation, and, when an escrow has been established, without depositing in escrow prior to delivery of possession or transfer of title, a statement from the transferee acknowledging the receipt of such certificate.  
 (Ord. 2017-39. Passed 6-13-17.)

**1377.03 ESCROW AGENT; DISBURSAL OF FUNDS WITHOUT STATEMENT PROHIBITED.**

No person, firm or corporation acting in the capacity of an escrow agent in any real estate transaction involving the sale of any premises with a septic system located thereon within Middleburg Heights shall disburse any funds until the provisions of this Chapter have been complied with. (Ord. 2017-39. Passed 6-13-17.)

**1377.99 PENALTY.**

A violation of any provision of Chapter 1377 is a misdemeanor of the first degree.  
 (Ord. 2017-39. Passed 6-13-17.)