

Liquid Waste Program Ownership Transfers

The following items should be considered before and during ownership transfer inspections of onsite liquid waste systems that are now required under the Liquid Waste Disposal and Treatment Regulations. Also see the Property Transfer Flowchart.

1. Prior to transfer of title of ownership, all properties served by onsite liquid waste systems must be inspected.
2. Before performing any inspection, check to see if the system is permitted through NMED. The owner may have a copy of the permit, or a search can be performed on the Liquid Waste Program website or through the local NMED Field Office either by the owner, realtor, or the inspector.
3. If the system is not permitted, and was installed after February 1, 2002, NMED must perform the inspection.
4. If the system is not permitted and was installed on or before February 1, 2002, NMED is performing the inspection, in most areas. If a NAWT certified inspector performs the inspection, an application for a certificate of registration must be submitted with the inspection form.
5. The inspection must be reported on the NMED form. This form contains a section to be completed and signed by the owner and a section to be completed and signed by the inspector. There are also certain fields that must be completed (marked by an *) for the inspection form to be considered acceptable. The inspector is responsible for submitting the inspection report to the local NMED Field Office for evaluation. Reports that are not completed must still be submitted to NMED. The inspector is also required to keep a copy of all inspections, or partial inspections performed. All inspection reports must be submitted within 15 days of the inspection.
6. The inspector must have a current NAWT certification, be registered as a Professional Engineer.
7. The inspection must be comprehensive enough to determine the condition of the septic tank or Advanced Treatment Unit (ATU), holding tank, or pump and pump tank. It must be determined if the drainfield is functioning adequately. Any deficiencies in any components of the system or signs of failure must be noted on the inspection form.
8. The inspector is expected to be adequately familiar with the Liquid Waste Disposal and Treatment Regulations, 20.7.3 NMAC, to recognize requirements on systems installed under the new rules that went into effect on September 1, 2005, such as manhole risers to the ground surface, effluent filters, inspection ports on drainfields, graywater system requirements, and water softener discharge requirements on systems served by ATU's. A copy of the Liquid Waste Disposal and Treatment Regulations can be downloaded from the Liquid Waste Program webpage at:

www.nmenv.state.nm.us/fod/LiquidWaste