



PURCHASE CONTRACT CHANGES FOR **SEPTIC SYSTEMS**

A NEW LAW FROM 2020...

- ▶ Requires septic inspections be performed by a licensed inspector!
- ▶ This created issues with some traditional methods of “certifying” a septic system, like “walk-over” inspections, and some members reported a lack of certified inspectors in the state.
- ▶ Virginia REALTORS® made changes to the **Residential Purchase Contract** to solve these issues:
 - ▶ Removed from the Purchase Contract the requirement that a Seller provide the Purchaser with a certificate stating that the septic system is in good working order.
 - ▶ Removed references to “home” inspections throughout the Purchase Contract to make it clear that the inspection contingency is much broader than just a home inspection and allows for a number of other inspections, including septic systems.
 - ▶ Added language to the Standard Clause booklet for those who want to have a separate septic inspection contingency, distinct from the home inspection contingency.

BEST PRACTICES

- ▶ Know your contract! Get familiar with the changes and options for including a septic inspection.
- ▶ Develop a list of certified inspectors to use for transactions.
- ▶ Call the Virginia REALTORS® Legal Hotline if you have questions!