

**Sec. 26-1008. Certification of compliance with Clearwater requirements.**

- (a) No person shall sell, transfer or convey ownership of a building serviced by a sanitary sewer until such time as a certificate of compliance has been obtained from the building inspection department as provided in this section. Changing ownership or accepting change of ownership without such certificate of compliance shall constitute a violation of this Code and shall be subject to the penalties set forth in section 26-908.
- (b) Upon request to the building inspection department an inspection shall be conducted of the premises to ensure compliance with the provisions of section 26-1002 of the Code relating to illegal surface or ground water connections into the sanitary sewer system. Such inspection shall occur on or before the sale, transfer or conveyance of title of any such building but may occur thereafter if not requested earlier by the owner.
- (c) A certificate of compliance shall be issued by the building inspection department if the building is found to be in compliance with the provisions of the Code relating to surface and ground water connections.
- (d) A notice of noncompliance shall be issued by the building inspection department to the owner of record of any building found not to be in compliance with the provisions of section 26-1002. The notice shall set forth the areas of noncompliance and shall order the owner to bring the building into compliance.

  - (1) Orders applicable to buildings where a sump pump installation is illegal shall have a 60-day compliance period.
  - (2) Orders applicable to buildings where clear water is illegally entering the sanitary sewer system via an under-the-basement floor connection shall have a 120-day compliance period.
- (e) In the event a request for a certificate of compliance is made within 6 months of the issuance of a previous certificate of compliance, a reinspection of the premises will not be required.
- (f) Any present or proposed owner of a building feeling aggrieved by the issuance of a notice of noncompliance may appeal to the plumbing board of appeals by following the procedure outlined in section 26-937 and 26-938 of the Code.
- (g) No warranty. A certificate of compliance indicates that so far as can be reasonably determined by a visual inspection of the premises and review of city records, the premises meets the requirements of this article. Neither the city nor its inspectors assume any liability in the inspection or issuance of a certificate of compliance, and the issuance of a certificate of compliance does not guarantee or warrant the condition of the premises inspected.
- (h) In order not to delay or prevent a pending sale of a property affected by this section, a buyer or other transferee may file with the building inspection department evidence of a contract or accepted bid for work which, when completed, will bring the property into compliance with the provisions of section 26-1002 of the Municipal Code within the time limits set forth in subsection (d) above, along with evidence that adequate funds have been escrowed to complete said work, and a stipulation agreeing to bring the property into compliance with the provisions of section 26-1002 within the applicable time limits. Said evidence and stipulation may only be filed after the inspection provided for in subsection (b) above. Failure by the buyer or transferee to bring the property into compliance within the applicable compliance period shall constitute a violation of this Code and shall be subject to the penalties set forth in section 26-908.