

Step by Step Guide – Hibbing Sanitary Sewer Ordinance

Ordinance No. 430, 2nd Series

INSPECTIONS

1. All properties that change ownership within the City of Hibbing that is connected to the City's sanitary sewer system must complete an inspection.
2. A Sanitary Sewer Inspection Report must be submitted to the Hibbing City Engineer at least 10 days prior to the closing of the property. The inspection reports can be found on the City webpage.
3. The Inspection Report includes a section for roof drains, foundation drains, sump pumps and sanitary sewer lateral televising inspection.
4. The fee for the inspection and the preparation of the inspection report shall be paid by the buyer or the seller.
5. The inspection must be completed by a qualified person that is included on the list pre-approved by the City. This list can be found on the City webpage.

POST INSPECTION

1. Any deficiencies discovered during the inspection shall be disclosed prior to the Closing and shall be corrected within twelve (12) months from the Closing. The Seller shall provide proof to the City that the funds were placed in an escrow account at the Closing to cover the required repairs.
2. Any property having an Inspection Report which requires modifications, construction or maintenance of the existing system shall require the seller/buyer to apply for a City Permit through the City of Hibbing Building and Housing Department for corrections. The City of Hibbing Building and Housing Department will inspect any plumbing work that was completed. A post-inspection televising report must be submitted to the Hibbing City Engineer for any work that was completed on the sanitary sewer service lateral.
3. A Certificate of Compliance shall be issued by the City upon successfully correcting the deficiencies.
4. A Certificate of Compliance WILL NOT be issued without a permit through the City of Hibbing Building and Housing Department.
5. A Certificate of Compliance shall be valid for ten (10) years.