

City of Austin  
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February 5, 2026

To whom it may concern:

RE: Point of Sale Ordinance No. 737  
§ 3.30 RULES AND REGULATIONS RELATING TO SEWER USE AND SERVICE CHARGE.  
Subd. 14. *Point of sale inflow/infiltration compliance.*

This letter summarizes the City's newly adopted point of sale inflow and infiltration (I/I) Compliance Ordinance for properties that have sewer service lines connected to the public sewer system. The ordinance will become **effective on March 1<sup>st</sup>, 2026**, and will apply to all home sales thereafter.

The ordinance requires any property being sold, transferred, gifted, or undergoing a title change to obtain a Certificate of I/I Compliance, unless exempt under Minnesota Statute 287.22.

Before a sale, the seller must arrange a sewer service line inspection, submit to the City for review, and disclose any prior City-issued corrective notices. Inspections may be completed by a qualified television or plumber; however, sump pumps must be inspected by a licensed plumber.

For condominium communities, the city strongly recommends that the HOA complete this inspection for the shared sewer system and submit the results. If the HOA does not do this, then when an individual unit is sold, the seller will be responsible for inspecting their line and the community line all the way to the city's main sewer connection. This process is generally more costly and time-consuming than completing the inspection as a community.

To meet ordinance requirements, building sewers must be free of defects such as: misaligned joints, cracks, leaks, holes, collapses and illicit connections.

If a property fails inspection, repairs must be completed within 180 days. Alternatively, the buyer or seller may establish an escrow account equal to 110% of the estimated repair cost to allow the transaction to proceed.

When a property passes inspection, a Certificate of I/I Compliance, valid for 10 years for both the sewer service line and sump pump, will be provided by the City. Newly constructed homes with a new sewer line with a certificate of occupancy constitute a certificate of compliance.

Thank you for helping maintain a reliable sewer system. For questions about inspections, certification, forms, or compliance timelines please contact Joel Rachwitz at 507-437-9950 or jrachwitz@ci.austin.mn.us.

Sincerely,

A handwritten signature in cursive script that reads 'Joel Rachwitz'.

Joel Rachwitz  
Housing Resource and Code Enforcement Specialist