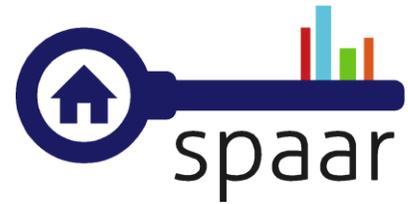


Local & Regional Regulations

Point of Sale Program



South Saint Paul

A housing inspection prior to sale is required. No single-family, two-family or multiple-family dwelling or mobile home located within the city may be conveyed by deed or contract for deed until the owner or owner's agent has secured an evaluation prepared by a city-licensed evaluator. New construction when the title is transferred to the first owner, a dwelling sold or transferred to a public body, sold or transferred for the purpose of demolition, or a property sold or conveyed by a sheriff or other public or court officer as part of their official duties are exempt from inspections.

The following items, when discovered by the evaluator, shall be identified as immediate hazards in the evaluation report:

- Heating systems that are unsafe due to burned out or rusted heat exchangers, burned out, rusted or plugged flues, no vent, connection with unsafe gas supplies or incapacity to adequately heat the living space.
- Water heaters that are unsafe due to burned out or rusted heat exchangers, burned out, rusted or plugged flues, no vent, connection with unsafe gas supplies or lack of temperature and pressure relief valves.
- Electrical systems that are unsafe due to dangerous overloading, damaged or deteriorated equipment, improperly taped or spliced wiring, exposed uninsulated wires, temporary distribution systems, or ungrounded systems.
- Plumbing systems that are unsanitary due to leaking waste systems, fixtures or traps, lack of an operating toilet, lack of washing and bathing facilities, cross connection of municipal water supply with fixtures or sewage lines, or the lack of water.
- Structural systems including walls, chimneys, ceilings, roofs, foundations, floor systems or decks that are not capable of carrying imposed loads.
- Exterior roofs, walls, chimneys and foundations that are not weathertight and watertight to the extent that it creates an immediate hazard.
- Abandoned storage tanks.
- Refuse, garbage, human waste, decaying vermin or other dead animals, animal waste, vermin infestation or other materials rendering residential buildings and structures unsanitary for human occupancy.
- Lack of operational smoke detectors located in accordance with applicable provisions of "Housing Standards Evaluator Guidelines" as published by the city of South St. Paul, effective January 1, 1996.

Any life-threatening hazards noted in the Truth-in-Housing report must be corrected prior to sale. Seller is allowed to pick the inspector.

If due to hardship the owner cannot undertake corrective action the buyer may elect to correct immediate hazards identified in the evaluator's report. A buyer intending to correct immediate hazards must have written consent from the issuing authority. Such written consent may be subject to terms and conditions, including:

A signed agreement from the buyer accepting responsibility for correction of the hazardous items;

- Reasonable completion dates;
- Evidence of financial ability to perform the corrections; and
- When the buyer may occupy the dwelling.

For more information contact the Time of Sale Coordinator at 651-554-3250.