

Chris Taggart

From: Jan King <jan.king@bhhsmt.com>
Sent: Friday, July 3, 2020 4:17 PM
To: Ravalli County Commissioners Office
Subject: [EXTERNAL] Wastewater Regulations

Dear Ravalli County Commissioners,

We are deeply concerned about the new regulations. We have over 60 years of combined real estate brokerage experience, and we can assure you that this letter is written out of a deep concern for homeowners and home buyers and is not commission driven.

These new regulations are making home sellers and home buyers responsible for the review and upgrading of systems. You are making real estate professionals "sub agents" of a regulatory department.

You must find a better way of bringing failed systems into compliance other than through the transfer between sellers and buyers.

The real estate agents in Ravalli County have worked very hard to ask for pumping reports at the time of listing, if possible, or at the time of sale, if it can be negotiated. We have come a long way since the days of discovering car bodies as systems. We will work with you to develop another way of "making people comply" with the important protection of our precious water quality.

This regulation is a violation of a homeowner's rights. In real estate "time is of the essence" has always been true. You must craft another way of reviewing septic systems - but NOT at the time of sale. The impacts of these regulations to the real estate industry in Ravalli County cannot be calculated at this time. This is a drastic measure!

Please consider working with Realtors, legal advisors, and others to craft new revised regulations that are a win-win for the protection of the resource and homeowners equally.

Respectfully,

Jan King
Rod Freeman

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Ravalli County Commissioners

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