

Time of Transfer Septic Inspection Exemptions

Iowa Code 455B.172(11)

1. A transfer made pursuant to a court order, including but not limited to a transfer under Iowa Code chapter 633 or 633A, the execution of a judgment, the foreclosure of a real estate mortgage pursuant to Iowa Code chapter 654, the forfeiture of a real estate contract under Iowa Code chapter 656, a transfer by a trustee in bankruptcy, a transfer by eminent domain, or a transfer resulting from a decree for specific performance.
2. A transfer to a mortgagee by a mortgagor or successor in interest who is in default, a transfer by a mortgagee who has acquired real property as a result of a deed in lieu of foreclosure or has acquired real property under Iowa Code chapter 654 or 655A, or a transfer back to a mortgagor exercising a right of first refusal pursuant to Iowa Code section 654.16A.
3. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust.
4. A transfer between joint tenants or tenants in common.
5. A transfer made to a spouse or to a person in the lineal line of consanguinity of a person making the transfer.
6. A transfer between spouses resulting from a decree of dissolution of marriage, a decree of legal separation, or a property settlement agreement which is incidental to the decree, including a decree ordered pursuant to Iowa Code chapter 598.
7. A transfer in which the transferee intends to demolish or raze the building.
8. A transfer of property with a system that was installed not more than two years prior to the date of the transfer.
9. A deed arising from a partition proceeding.
10. A tax sale deed issued by the county treasurer.
11. A transfer for which consideration is \$500 or less.
12. A deed between a family corporation, partnership, limited partnership, limited liability partnership, or limited liability company as defined in Iowa Code section 428A.2, subsection 15, and its stockholders, partners, or members for the purpose of transferring real property in an incorporation or a corporate dissolution or in the organization or dissolution of a partnership, limited partnership, limited liability partnership, or limited liability company under the laws of this state, where the deed is given for no actual consideration other than for shares or for debt securities of the family corporation, partnership, limited partnership, limited liability partnership, or limited liability company.