

# SEWER CONNECTION REQUIREMENTS

## FOR RESALE PROPERTIES

For many years, the County of Kern (County) has had the authority to require properties served by septic systems to connect to public sewer systems as the sewer systems expand and are able to serve the affected properties. The County's policy, though, has been to require the abandonment of septic systems and connection to sewers only when the septic system has failed and would otherwise have to be repaired or replaced. The County enforces this policy because state law requires the County to do so. This law is California Plumbing Code Section 713.5, which reads as follows:

*713.5 No permit shall be issued for the installation, alteration, or repair of any private sewage disposal system, or part thereof, on any lot for which a connection with a public sewer is available.*

Although this has been the law, until recently there were few properties affected because few sewer lines were constructed. In 2001, however, new sewer requirements were adopted affecting new development projects. As a result, more sewer lines have been built, resulting in service being made available to more existing homes than ever before. Also, as existing septic systems age, they become subject to failure. So as sewer service becomes available and as aging systems fail, more and more homes will be required to connect to sewer systems.

Buyers and sellers of Real Estate need to know that our Building Inspection staff cannot issue a permit to repair a failed septic system at a property that can now be served by sewer. If the septic system has failed, the property owner is responsible for proper connection to the sewer system and abandonment of the septic system. This applies to failures only. Routine pumping of septic systems when a property is sold or for maintenance purposes, for example, are still allowed and are not affected by this requirement.

To find out if a property is located in a sewer service area and would be required to connect to a sewer system in the event of septic system failure, please contact the Kern County Engineering and Survey Services Department at 661/862-5100.

Technical questions about septic systems or their operation can be directed to the Environmental Health Services Department at 661/862-8700.

**ATTEST:**

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

