

July 12, 2004

Vermont Housing & Conservation Board
Single Family Housing
Guidelines for On-site Water and Waste-water Systems

VHCB and VHCB grantees have an ongoing (assumed permanent) programmatic and legal interest in single family homes purchased with VHCB funds. Therefore, it is important that sufficient documentation be obtained in advance of purchase of homes to insure that on-site utilities such as water and wastewater systems are working properly, suitable for the intended use, and in conformance with Vermont laws for such systems.

To meet those goals, VHCB establishes the following guidelines for its review of single family homes purchased or developed with VHCB funding:

I. Wastewater

Proposed transactions involving on-site sewer shall include an assessment of the legality and usability of the wastewater system.

Legality: Conformance with Vermont permit requirements must be addressed. Grantees shall submit either a permit or a title opinion addressing the legal status of the septic system prior to closing.

Properties that are exempt from permit requirements may be required to document that the current system meets state requirements or that a replacement system can be built that does meet state requirements.

Usability: Grantees shall submit an inspection report by a qualified person or service for the review and approval of VHCB staff. We encourage buyers to obtain inspection reports that are in conformance with the Vermont Dept. of Environmental Conservation's Septic System Inspection Guideline. The attached Inspection Guidelines are also available online at <http://www.anr.state.vt.us/dec/ww/indirect.htm>.

II. Water

Proposed transactions involving an on-site water source shall include an assessment of the quality and quantity of the water.

Quality: Grantees shall submit water test results by a state certified or EPA certified, or other reputable laboratory indicating that the water passes the standards set for potable water by the EPA and Vermont Department of Health. The water sample must be collected by the buyer or a Homeland staff member, not provided by the seller. In all cases, the Total Coliform and E. coli tests will be required. If, based on the location of the home, there are reasons to suspect problems with inorganic chemicals (such as arsenic, lead, nitrate, etc.) or mineral radioactivity (uranium or radium), additional tests are recommended. See attached Vermont

Health Department Water Testing Recommendations, also available online at <http://www.healthyvermonters.info/hs/lab/waterusers.shtml>.

If water test results do not meet the required standards, a plan for remediation shall be submitted for review and approval by VHCB staff. The submittal of successful test results may be required prior to closing.

Quantity: VHCB needs to be assured that there will be a sufficient quantity of water available to the buyers over the long term. Grantees shall submit information regarding the water delivery system, such as: system type (well, spring, other), storage capacity, water volume flow rate, date of construction, and well drill depth.