

# CASTRO VALLEY

## Private Sewer Lateral Program

### Effective July 1, 2019

The Castro Valley Sanitary District (CVSan's) Board of Directors adopted a Private Sewer Lateral Ordinance (Ordinance No. 179) on September 4, 2018. Effective July 1, 2019, any property being sold is required to comply with Ordinance No. 179.

#### When is a Castro Valley property owner required to have a sewer lateral inspection?

A Compliance Certificate is required whenever a property in CVSan's boundaries is bought or sold. To receive a Compliance Certificate, the property owner or buyer first needs to obtain a CCTV inspection permit from CVSan and hire a sewer contractor to assess the condition of the lateral through a closed-circuit televised (CCTV) inspection of the line. An authorized CVSan inspector must be present and witness the CCTV inspection. The CVSan inspector will review the video and assess the condition of the sewer lateral. CVSan will issue the Compliance Certificate if the sewer lateral verifies all the following conditions as approved by authorized CVSan staff.

- (1) The sewer lateral is free of roots, grease deposits, and other solids which may impede or obstruct the transmission of sewage.
- (2) There are no improper or illegal connections to the sewer lateral such as sump pumps, down spouts or area drainage facilities.
- (3) All joints in the sewer lateral are tight and sound to prevent the exfiltration of sewage and the infiltration of groundwater, storm water and/or rain water.
- (4) The sewer lateral is free of structural defects, cracks, breaks, or missing portions and the grade is reasonably uniform without major sags or offsets.
- (5) The sewer lateral is equipped with a backflow prevention system installed as described in Section 3807 and Standard Drawing No. 24.

CVSan would recommend that the property owner, or buyer, to obtain at least three bids from a qualified plumbing contractor and be physically present to witness the CCTV video survey.



#### When would a Castro Valley property owner not be required to have a sewer lateral inspection?

A sewer lateral inspection would not be required if the property meets any of the following conditions:

- (1) If the property has a valid Compliance Certificate.
- (2) If the property has a connection or capacity permit approved by CVSan staff shows that the sewer lateral was originally constructed 30 years or less before the anticipated date of sale.
- (3) If the property has a sewer repair permit approved by CVSan documents that the sewer lateral was replaced in full within 30 years before the anticipated date of sale.
- (4) If the property has a sewer repair permit approved by CVSan documents that the permitted work replaced at least 50 percent of the sewer lateral within 10 years before the anticipated date of sale.
- (5) If the property undergoes transfer to a bank due to foreclosure.
- (6) If the property undergoes an inter-family transfer.

#### Is the buyer or the seller be responsible for the sewer lateral compliance?

The current property owner is ultimately responsible for the sewer lateral compliance. It is up to the buyer, the seller, and the real estate agent to negotiate this in escrow. If the sewer lateral does not pass the CCTV inspection, then the current owner has the option to correct the sewer lateral to become compliant or provide the cost of the work to the buyer. A time-extension process is available if the buyer/seller negotiates to take on the sewer lateral compliance after the close of escrow.

For more information, please go to [www.cvsan.org](http://www.cvsan.org).

