



Public Utilities

879 Morro Street, San Luis Obispo, CA 93401-2710
805.781.7215
slocity.org

September 10, 2019

Realtors and Escrow Agents Operating in the City of San Luis Obispo:

On September 3, 2019, the San Luis Obispo City Council adopted Ordinance 1665 to support the maintenance, inspection, repair, and replacement of private sewer laterals (Municipal Code Sections 13.08.390.D. and 13.08.395). Under these regulations, as of January 1, 2020, property owners are required to submit a Private Sewer Lateral Inspection Report to the City's Utilities Department prior to the close of escrow and disclose the results of the inspection to all parties involved in the sale. Please note that the only requirement is the performance of an inspection. Any subsequent actions taken based on the information obtained through a sewer lateral inspection are between the buyer and seller. If corrective repairs are performed, the buyer and seller will need to agree on who will be responsible for paying for the repairs.

If you are an agent representing an owner considering selling property in the City, it is recommended that you have a plumber inspect the property's private sewer lateral, following the City's required inspection and documentation methods, before the opening of escrow. Some exceptions apply for newer construction and common interest developments such as some condominiums, planned development projects, or stock cooperatives.

To incentivize replacement of defective sewer laterals, as of August 21, 2019, the City has a Private Sewer Lateral Rebate Program, offering \$2,000 to \$3,000 rebates to single-family residential homeowners replacing their entire sewer lateral. Retroactive rebates of \$1,000 are offered through June 30, 2020 for single-family residential homeowners that replaced their sewer laterals between July 1, 2017 and August 20, 2019. Additional information and the rebate application is available on the City's Utilities website and at the link below:

<https://www.slocity.org/Home/Components/News/News/6887/947?backlist=%2fgovernment%2fdepartment-directory%2futilities-department>

If you have questions on the Inspection Upon Sale requirements or the Private Sewer Lateral Rebate Program, please contact the City's Wastewater Collection Supervisor, Jeremy Gearhart, at 805-781-7033.

Sincerely,

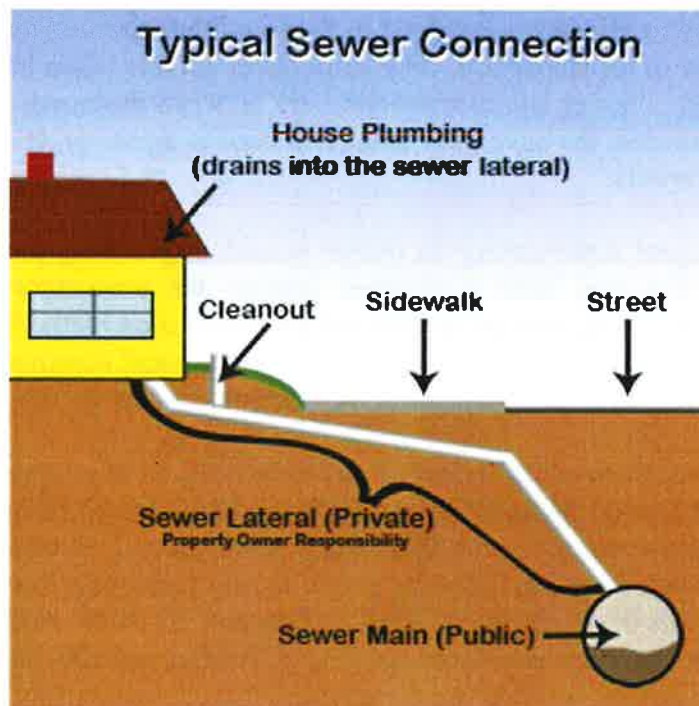
A handwritten signature in blue ink, appearing to read "David Hix".

David Hix
Deputy Director, Wastewater
City of San Luis Obispo, Utilities Department

INFORMATION ON PRIVATE SEWER LATERALS:

Many property owners are uncertain of their maintenance responsibility for their property's private sewer lateral. A private sewer lateral is the pipe that connects a business or home's plumbing system to the City's wastewater collection pipeline. A common assumption is that a property owner is only responsible for the sewer line running under their actual property. In most cases, the private sewer lateral extends beyond the property line and underneath the "right of way" which may include the city sidewalk and the city roadway. The property owner is responsible for entire length of the lateral, including the point of connection to the City's mainline.

Below is a diagram which illustrates how a typical sewer lateral runs under ground.



Additional information on Inspection Upon Sale requirements and the Private Sewer Lateral Rebate Program are available on the City's Utilities Department Website at:

<https://www.slocity.org/Home/Components/News/News/6887/947?backlist=%2fgovernment%2fdepartment-directory%2futilities-department>

If you have questions on the Inspection Upon Sale requirements or the City's Rebate Program, please contact the City's Wastewater Collection Supervisor, Jeremy Gearhart, at 805-781-7033.