



# TOWN OF TRURO

## BOARD OF HEALTH

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TO: All Interested Parties

FROM: Truro Board of Health

RE: **Local Board of Health Regulation Requirements for Real Estate Transfer**

DATE: March 2011

This letter serves as a reminder of the requirements for transfer of property in Truro in accordance with the Truro Board of Health Regulations:

1. **Exiting Title 5 Septic Systems installed under the 1978 or 1995 Code (revised in 2006):** Sewage disposal system inspection by a licensed inspector approved by the Massachusetts Department of Environmental Protection (MassDEP). Said inspection will be valid for two years. A copy of the system inspection report will be delivered to the Health Department for approval.
2. **Non-Conforming Septic Systems:** An upgrade of the system must occur prior to transfer of property. Non-conforming systems are any system when installed did not comply with the provisions of either the 1978 or 1995 iterations of Title 5, including cesspools and all other similar systems in use prior to the adoption of the 1978 Code.
3. **Testing of the well:** Water quality analysis VOC (Volatile Organic Chemicals) and Routine water quality analysis must be performed. The analysis must be conducted by a certified MassDEP laboratory and meet acceptable drinking water standards. The test analysis for both routine and VOC are valid for one year.

Any property transfer will require this compliance be it transferred by sale, exchange, gift, inheritance or bequest to a new ownership. It will not be required for conveyance or devise of property to a surviving spouse.