

# Sewer Connectivity Fact Sheet

## A Guide for Property Owners



*The Town of Falmouth requires that every building in town, intended for human habitation, occupancy, employment, recreation, or other purposes must have sufficient and appropriate sanitary facilities. These facilities must comply with all state health laws and Town ordinances and regulations. In short, every building either needs a private septic system or must connect to the Town's public sewer system. This fact sheet will answer some common questions regarding sewer connectivity in Falmouth.*

### When can I connect to the public sewer system?

There are a few circumstances that provide an opportunity to connect to Falmouth's public sewer systems. The most common are:

**New construction:** When you construct a new home or building on property that abuts a public sewer

**New sewer installation:** When public construction projects, such as road improvements, include the extension or installation of a new sewer lines adjacent to your property

### Do I have to connect to the public sewer?

It depends upon your situation.

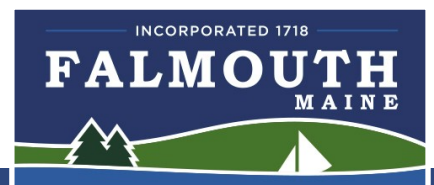
**YES.** If you are building on property that abuts a sewer line, you must connect to the public sewer except in rare cases where construction cost exceeds 15% percent of the assessed value of the building.

**YES.** You are also required to connect to the public sewer system within 90 days of notice if access becomes available—such as a new sewer line being installed along your road. If this occurs, you will receive a notice from the Town about the opportunity to connect.

**NO.** If no public sewer abuts your property, you are required to install a private septic system instead.

### I received a notice from the Town to connect. What is this?

Town ordinances require that any structure adjacent to a sewer line must be connected to the public sewer system. When public improvements result in the installation of new sewer line, property owners who live adjacent to that new system receive a notice to connect from the Town of Falmouth.



## I'm happy with my septic system and I don't want to connect to the public sewer. What are my options?

You may elect not to connect. However, you must meet the following criteria:

1. Notify the wastewater department and local plumbing inspector within 90 days of notice and provide them with a certificate from a Maine licensed site evaluator that the subsurface waste water disposal system (septic system) serving that structure is functioning properly.
2. Continue to provide a certificate every two years demonstrating that the system is still functioning properly.
3. Connect to the public sewer before the sale of the structure, upon failure of the septic system, or within ten years of the original notice to connect.

## Will Town employees hook up my sewer connection for me?

No. The connection across private property from the building to the sewer line is the responsibility of each property owner. Residents should hire a reputable plumbing contractor to carry out this work.

## What costs will I incur to connect to the public sewer?

There are two significant costs to connect to the public sewer.

Falmouth's Sewer Connection and Inspection fees are calculated on an individual basis using the number and types of plumbing fixtures in a building. The calculated connection

fee represents a small share of the remaining value of the past investment in public sewer infrastructure. The Town also has a separate inspection fee, which is currently \$100.

Owners are also responsible for contractor costs to install a service line from the building to the public sewer, any necessary interior plumbing changes, installation of any pumping equipment if needed, and decommissioning the septic tank when connecting an existing building to new sewer.

## How do I begin the process of connecting?

The Town requires a completed application for sewer service which is available at: [www.falmouthme.org/wastewater-department/pages/sewer-connection-information](http://www.falmouthme.org/wastewater-department/pages/sewer-connection-information). The sewer department also has application forms available at their office on Clearwater Drive and their staff will assist with the application or any questions. The Town encourages property owners to obtain several estimates from reputable contractors for the work required on their property.



## Where can I find more information?

**Falmouth Sewer Connection Information Webpage**, including Sewer Connection Fee Schedule & Sewer Connection Application Form

<https://www.falmouthme.org/wastewater-department/pages/sewer-connection-information>

**Falmouth Code of Ordinances** governing sewer connections

<http://online.encodeplus.com/regs/falmouth/doc-viewer.aspx?tocid=006.020.002.003#secid-1774>

**Falmouth Wastewater Department**—207-781-4462

<https://www.falmouthme.org/wastewater-department>

