

NOTICE TO ALL LANDOWNERS!!

THE REQUIREMENTS FOR STATE PERMITS FOR SUBDIVISION AND DEVELOPMENT OF LAND, AND FOR CONSTRUCTION/MODIFICATION OF WASTEWATER SYSTEMS AND POTABLE WATER SUPPLIES HAVE BEEN SIGNIFICANTLY CHANGED. The ability to create a lot greater than 10 acres that is exempt from the Wastewater System and Potable Water Supply Rules has been eliminated. Any size lot created after June 13, 2002 must receive a permit. As of June 14, 2002, single family residences (SFRs) with their wastewater and water supplies could be built on previously exempt lots until November 1, 2002 without having to meet the rules. A new law has extended that period until November 1, 2004. After November 1, 2004 and before July 1, 2007, SFRs may be built on such lots without a permit but the water supply and wastewater systems must be prepared by an engineer or a site technician (designer) who must certify compliance with the rules. After July 1, 2007, building construction or modification of systems generally needs a permit. If you build a SFR that depends on meeting the build-out date of November 1, 2004 to keep its exemption, you may want to file supporting documentation in the town land records for future reference.

Buildings other than SFRs continue to require a permit as they have in the past.

The rules regarding the site conditions necessary for a buildable site have also been changed. Some lots that could not meet the rules before might be able to be built upon now. Sites cannot be properly evaluated without a site visit by a designer. Town permit requirements may be different than the state requirements. It is important to contact both the town and the state about proposed projects so that any differences can be determined early and be resolved. Projects with existing town permits must also meet the state requirements. State permits remain in effect and do not have to be updated to meet the new rules.

There are many exemptions in the law, some new, and some held over from previous times. Mostly they relate to single family residences, home occupations and certain farm activities. These exemptions have various closing dates, and some are permanent as long as no subdivision of land occurs and the design flows are not increased. In general, all systems will be covered by the rules after July 1, 2007. Project designs must be certified by designers and the design certifications and installation certifications must be filed on the town land records.

The Department wants to provide you with the information you need to receive the proper permit or exemption for any building you are planning. Please feel free to contact by e-mail the staff listed on the website. For more information please contact your Regional Office at <http://www.anr.state.vt.us/dec/ww/EngServ.htm> or phone **Barre: 802-476-0190 Essex: 802-879-5656 Rutland: 802-786-5900 Springfield: 802-885-8855 St. Johnsbury: 802-751-0130 Waterbury: 802-241-3822**