

DISCLOSURE OF INFORMATION ON RESIDENTIAL SEWERAGE SYSTEMS/PRIVATE WATER WELLS

Property Address

City

State

Zip

PRIVATE SEWERAGE SYSTEMS

SELLER OF RESIDENTIAL REAL ESTATE:

This disclosure form must be completed if the property identified herein is not connected to a city, town, or municipal wastewater treatment system.

Residential sewage that is inadequately or improperly treated can create serious threats to both human health and the environment. Contaminated or untreated wastewater may carry parasites, bacteria, and viruses that cause severe illnesses. Under D.H.H. Title 51, Subsection 707: *“Individual sewerage systems shall be maintained in proper working order to ensure compliance with this code and to prevent the creation or contribution to a nuisance or public health hazard.”*

POTENTIAL HEALTH RISKS AND ILLNESSES

- **Gastroenteritis** – an intestinal infection that can cause severe vomiting, diarrhea, and dehydration.
- **Serious infections** may occur when untreated water comes into contact with cuts, scrapes, or open wounds.
- **Hepatitis** – a dangerous liver infection that may lead to chronic health issues.

Additionally, a sewerage treatment system that is poorly maintained or operated can cause untreated wastewater to collect and pool on the ground's surface. Such conditions may attract mosquitoes, increasing the risk of West Nile Virus, Encephalitis, and other mosquito-borne diseases.

Improperly functioning systems may also result in fines and other penalties under Louisiana law.

1. Wastewater treatment for this property is provided by:

- ☐ Private Utility
- ☐ Onsite System
- ☐ None
- ☐ Unknown

2. If an onsite system is present, is it permitted by the Louisiana Department of Health (LDH)?

- ☐ Yes
- ☐ No

☐ Unknown

For details, you may contact your local Parish Health Unit using the following link:
<http://ldh.la.gov/index.cfm/page/394>.

3. List of Licensed Installers and Service Providers:

<http://ldh.la.gov/index.cfm/newsroom/detail/2082>

4. If an onsite system exists, it is:

☐ Septic Tank with Field Lines

☐ Aerobic Treatment Unit

☐ Septic Tank with Oxidation Pond

☐ Other: _____

☐ Unknown

a. Are there multiple systems on the property (such as for a guest house, barn, or outbuildings)?

☐ Yes

☐ No

☐ Unknown

If yes, provide full details for each system on a separate sheet and attach to this addendum.

5. Approximate age of the system: _____ (Year _____)

☐ Unknown

a. The original system permit was issued by: _____ on _____ (date)

☐ Unknown

(Note: Any system without a valid permit is generally considered unlawful, regardless of its age or type.)

b. The most recent inspection of the system was performed by: _____ on _____ (date)

☐ Unknown

c. Is a copy of the inspection report included?

☐ Yes

☐ No

d. Has the Louisiana Department of Health inspected the system?

☐ Yes

☐ No

☐ Unknown

e. If yes, please provide the date of the inspection: _____ (date)

6. When was the system last pumped out? _____ (date)

7. Is the system an Aerobic Treatment Unit (ATU)?

☐ Yes

☐ No

☐ Unknown

a. If yes, provide the manufacturer's name: _____

(The manufacturer's name may be found on the data plate located on the tank, compressor, or control panel.)

b. If yes, is there a current maintenance contract with a licensed provider?

☐ Yes

☐ No

☐ Unknown

(Note: D.H.H. Title 51, Appendix A, Sections A:6 and 12 require ongoing maintenance agreements for Individual Mechanical Sewerage Treatment Plants.)

8. What is the method of discharge?

☐ Surface Drainage

☐ Drain Field

- ☐ Overland Surface Flow
- ☐ Spray Irrigation
- ☐ Artificial Drain Field
- ☐ Subsurface Pipe to Ditch or Stream
- ☐ Drip Disposal
- ☐ Unknown

(D.H.H. Title 51, Subsection 717 prohibits septic tank effluent discharge into street gutters, open ditches, or streams.)

9. If the discharge is by overland flow or piping, specify the drainage location:

10. What type of tank is installed?

- ☐ Metal
- ☐ Concrete
- ☐ Fiberglass
- ☐ Other _____
- ☐ Unknown

11. Does the system include a compressor or aerator?

- ☐ Yes
- ☐ No
- ☐ Unknown

a. If yes, indicate its location: _____

b. If yes, is it currently functioning?

- ☐ Yes
- ☐ No
- ☐ Unknown

PRIVATE WATER WELLS

Inspection

In Louisiana, private water wells are generally not subject to regulation, which means property owners are solely responsible for the upkeep, maintenance, and testing of their wells. Additionally, lenders may have different requirements for inspections and/or testing of wells during real estate transactions.

Because of this, Buyers are encouraged to confirm with their lender whether an inspection or specific testing will be required as part of the financing process.

For more details on private water well testing and the Louisiana Private Well Initiative, property owners may call **1-888-293-7020** or visit the **Louisiana Well Owner Network**.

Registration

Newly drilled or constructed water wells are generally required by law to be registered with the Louisiana Department of Natural Resources, Office of Conservation ("Department"), within a specified timeframe after construction is completed. The Department also recommends that owners of older wells, reworked wells, or wells that were never registered and built before November 1, 1985, reach out to the agency to discuss registration.