

CITY OF HERMITAGE CERTIFICATE OF COMPLIANCE

All City of Hermitage property owners who wish to sell, convey, assign, transfer, or acquire property **(this excludes any transaction between immediate family)** on which a structure is located that connects to the City's sanitary sewer system on or after March 24, 2004, must first obtain a Certificate of Compliance. The seller is responsible for obtaining the certificate, **not** the buyer. **Once issued, the Certificate of Compliance is valid for a period of twenty-four (24) months.**

Before the property transaction is completed the property owner or agent must obtain a Certificate of Compliance. The first step is to complete the application form and pay the fee (\$125). An initial inspection will be conducted within ten (10) business days. The inspection will determine whether the property has any illegal connections (downspouts and/or sump pumps) to the sanitary sewer system and if the lateral connection (line from the building to the City main line) is operating properly (without leaking or infiltration by groundwater).

If the initial inspection reveals no illegal connections and a properly operating lateral connection, the Certificate of Compliance will be issued; however, if the initial inspection determines that a problem exists that would prevent the issuance of the certificate, the inspector will advise the owner or owner's agent the nature of the problem. The owner must complete corrective actions prior to obtaining the Certificate of Compliance. After corrective action is completed, a follow-up inspection must be done by the city. There is a \$100 fee for the second inspection due before the Certificate of Compliance can be issued.

FREQUENTLY ASKED QUESTIONS

Why is a Certificate of Compliance required?

On March 24, 2004, the Hermitage Board of Commissioners enacted Ordinance 3-2004, which requires a Certificate of Compliance. The ordinance was enacted to comply with a Consent Order and Agreement between the City of Hermitage and the Pennsylvania Department of Environmental Protection. The purpose is to reduce the overloading of the City's sanitary sewer system by removing storm water and groundwater from the system.

What is the problem if sump pumps or downspouts are connected to a sanitary sewer?

Sanitary sewers are designed to accept a rather constant flow of sewage from buildings and household water. The sudden rapid flow of rainwater from roofs, patios, driveways, etc. can overload the system causing them to back up into buildings and overflow and pollute streams and rivers. Downspouts and sump pumps are illegal connections to the City's sanitary sewer system.

What is a lateral connection?

The sewer lateral is the line that connects a building to the City's sanitary sewer line. The lateral is owned and maintained by the building owner.

What does it mean when a lateral is not operating properly?

If a lateral has been damaged over time it can become obstructed with roots and debris. This condition not only permits groundwater to enter into the sanitary sewer system, but it can also cause sewage to back up into the building.

What regulations are violated by making illegal connections to a sanitary sewer system?

To prevent the overloading of the sanitary sewer system, illegal connections and improperly operating lateral connections to the system are not permitted. Regulators enforcing this matter are:

- United States Environmental Protection Agency
- Pennsylvania Department of Environmental Protection
- City of Hermitage Code of Ordinances

Who is impacted by the Certificate of Compliance requirement?

All property owners in the City of Hermitage who have property connected to the Hermitage sanitary sewer system and who wish to sell, convey, assign, transfer, or acquire property (**this excludes any transaction between immediate family**).

What happens during an initial inspection?

After the owner completes the application for a Certificate of Compliance and pays the fee, an inspection is scheduled within ten (10) business days. At that time, a city inspector will televise the lateral connection to assure that it is operating properly and check to make sure there are no illegal connections.

What if it is determined that I have an illegal connection or improperly operating lateral connection?

After completing the initial inspection, if an illegal connection or improperly operating lateral connection is discovered, the inspector will notify the property owner of the specific problem. The problem must be corrected within a specified time period and until corrected and reinspected, a Certificate of Compliance will not be issued.

Who is responsible for the correction action?

Any corrective action that is required is the **sole responsibility of the property owner**. The City of Hermitage has a Lateral Reimbursement Program that will reimburse property owners who replace laterals at the rate of \$17.50 per foot up to \$1000. The inspector can provide additional information on this program. Any work done that involves connecting to the city system must be by a city approved contractor. (**A list of bonded contractors is available at the city**)