

BARNSTABLE COUNTY COMPREHENSIVE WASTEWATER DISCLOSURE

Property Information

Property Address: _____

Property Town: _____

Sewage Status: The property listed above uses an on-site, subsurface sewage disposal system (such as a septic system or cesspool.) It is NOT connected to a Town sewer system.

Part 1: Septic & Nitrogen Sensitive Areas

Under Massachusetts law, certain areas are protected to prevent nitrogen pollution in our water.

- YES. This property is in a Nitrogen Sensitive Area (NSA)*
- NO. This property is NOT in a Nitrogen Sensitive Area (NSA)*

**Status information verified via the Massachusetts Department of Environmental Protection (MassDEP) [Nitrogen Sensitive Area Address Lookup Map](#) as of the date of this document.*

What This Means For You

If the property is located within a Nitrogen Sensitive Area (NSA), the following regulations apply:

- The Upgrade Requirement.** Under Title V regulations (310 CMR 15.215(2)(a) or (b), you may be required to upgrade your septic system to Best Available Nitrogen Reduction Technology (BANRT). This must typically be completed within 7 years of the area being designated as an NSA.
- Regulatory Exemption (Watershed Permits).** Your town may have applied for or given Notice of Intent (NOI) to apply for a Watershed Permit. If granted, individual homeowners may be exempt from the mandatory 7 year upgrade.
 - **Action Required:** The permits are town-specific. Questions as to whether the town will seek exemption are to be directed to the local town Board of Health.
- Property Transfers & Improvements.** Note that a town may require an upgrade to a BANRT system whenever a property is sold or significantly improved, regardless of the NSA designation date or Watershed Permit Status.

Where to Get More Information

For detailed questions regarding specific property and local requirements, please consult the following resources:

- **Local Government:** Contact the town Board of Health for the town where the property is located.
- **State Regulations:** View the full MassDEP Title V requirements at the Massachusetts Department of Environmental Protection website.
- **Financial Assistance.** Financial assistance may become available to cover the cost of an upgrade of an existing system if required. Questions regarding financial assistance should be directed to the Town where the property is located and the MassDEP. Barnstable County has financial assistance for homeowners through the Barnstable County Aquifund.

Part 2: Sewer Connection Disclosure

This property may be subject to a municipal sewer assessment or abatement program presently in place, or to be put in place, that will likely be enforced by the town where the property is located. This Advisory and Disclosure is made exclusively upon information publicly or generally known at the time of execution and offers no specific, enforceable warranties or guaranties.

Towns may issue a sewer assessment or abatement even if the property owner does not consent or does not participate or hook up to the sewer system itself. A property owner may have no lawful right to challenge that assessment or abatement and the property owner is obligated to pay the town or face resulting tax and legal consequences.

Buyers are encouraged to contact the Town Collector, Town Assessor, or other Town official designated for assessments to determine whether a sewer assessment program exists or is being discussed, and the extent of any expected sewer assessment costs.

The terms and conditions of a sewer assessment or abatement may be changed at any time by the local municipality pursuant to the scope of its legal authority. They may change after the date that this Advisory and Disclosure is signed.

SELLER'S DISCLOSURE: By signing below, the Seller states that the information provided in this document is true and accurate to the best of their knowledge as of the date signed.

SELLER (Please Print Name)

SELLER (Please Print Name)

SELLER (Signature) (Date)

SELLER (Signature) (Date)

BUYER'S ACKNOWLEDGEMENT: By signing below, the Buyer acknowledges that they have received and read this Disclosure.

BUYER (Please Print Name)

BUYER (Please Print Name)

BUYER (Signature) (Date)

BUYER (Signature) (Date)