

# **BARNSTABLE COUNTY**

## **COMPREHENSIVE WASTEWATER DISCLOSURE**

Property Address: \_\_\_\_\_

Property Town: \_\_\_\_\_

The above-disclosed property has an on-site, subsurface sewage disposal system, including septic systems and cesspools (and is NOT on Town sewer).

The subject property is:

- ☐ In a Natural Resource Nitrogen Sensitive Area\*

OR

- ☐ Is NOT in a Natural Resource Nitrogen Sensitive Area\*

*\*This information is in accordance with the property map provided by the Massachusetts Department of Environmental Protection (MassDEP) as of the date of this document.*

### **Natural Resource Nitrogen Sensitive Area**

If the subject property is in a Natural Resource Nitrogen Sensitive Area, then Under Title V Regulations from MassDEP, there is the potential for the property to be subject to a mandatory septic system upgrade or replacement to the Best Available Nitrogen Reduction Technology (BANRT) within 7 years of the effective date of the NSA.

This regulation may be exempted if the town where the property is located applies for a Watershed Permit within 2 years of the effective date of the NSA designation. **The application for a Watershed Permit is town-specific, and questions as to whether the town will seek the exemption should be directed to the Town where the property is located through either the Health Board or the Select Board (or Town Council where applicable).**

A town also may have a regulation requiring a septic system replacement to a BANRT system when a property transfers or improvements are made to a property, regardless of whether the town has applied for a Watershed Permit or whether the system is in Title V compliance or a previously installed nitrogen reduction system.

Financial assistance may become available to cover the cost if an upgrade of an existing system is required. Questions regarding financial assistance should be directed to the Town where the property is located and the MassDEP.

This regulation does not apply to properties that are connected to a public sewer or are not currently in a Natural Resource Nitrogen Sensitive Area.

**Sewer Connection Disclosure**

This Advisory and Disclosure acknowledges to any Buyer of the above-named property that said 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.

Buyer should be advised that, in most but not all cases, the above-named town 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 advised to not rely exclusively upon this Disclosure or any additional notations thereto as a final determination of whether a sewer assessment does exist, as no such guarantees are made. Buyers are encouraged to contact the Town Collector, Town Assessor, or other Town official designated for assessments to verify 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.

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By signing below, Buyer acknowledges receipt of this Advisory and Disclosure and assent to the scope of its terms and limitations and understands the terms outlined therein.

\_\_\_\_\_  
BUYER (Please Print Name)

\_\_\_\_\_  
BUYER (Please Print Name)

\_\_\_\_\_  
BUYER (Signature)                      (Date)

\_\_\_\_\_  
BUYER (Signature)                      (Date)

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BUYER (Please Print Name)

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BUYER (Please Print Name)

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BUYER (Signature)                      (Date)

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BUYER (Signature)                      (Date)