



## **Background**

Prior to the time of sale all residential, commercial, and industrial buildings within the City of Morgan Hill shall have the private sanitary sewer lateral inspected for any defects and be repaired or corrected to meet the City's standards as specified by the Private Sewer Lateral Inspection Report unless exempted under Section 13.20.070 of the Morgan Hill Municipal Code or unless the responsibility to repair is transferred to the buyer. The buyer then has 180 days from the time of sale to complete the repairs and submit a completed inspection report showing that the sewer has been corrected to meet the City's standards.

In the event that a property is sold without completion of the required Private Sewer Lateral inspection and a buyer cannot therefore produce a Certificate of Compliance nor a Transfer of Responsibility to Repair Form, then the buyer may complete an Acceptance of Responsibility to Repair Form. The buyer then has 180 days from the time of utility activation to complete the repairs and submit a completed inspection report showing that the sewer has been corrected to meet the City's standards.

## **Instructions for the Acceptance of Responsibility to Inspect and Repair to the Buyer**

**Step 1** – Buyer completes parts 1 and 2 of this form and has signature notarized.

**Step 2** - Bring in or mail this completed Acceptance of Responsibility to Inspect and Repair form to the City to start your new utility services. The City's Utility Billing Division is located in City Hall at 17575 Peak Ave.

**Step 3** – Have your property's building sanitary sewer line inspected by a Qualified Contractor to meet the City's standards as specified in the Private Sewer Lateral Inspection Report. If the private sewer lateral passes inspection, then submit the passing inspection report to [PSL.Inspections@morganhill.ca.gov](mailto:PSL.Inspections@morganhill.ca.gov) and the City will issue a Compliance Certificate. If the private sewer lateral fails inspection, then complete any repairs using a Qualified Contractor to meet the City's standards as specified on the Private Sewer Lateral Inspection Report.

**Step 4** – After repairs have been completed, have a re-inspection performed by a qualified sewer lateral inspector and submit the completed Private Sewer Lateral Inspection Report documenting that there are no remaining deficiencies in the private sewer lateral to [PSL.Inspections@morganhill.ca.gov](mailto:PSL.Inspections@morganhill.ca.gov) within 180 days.

Keep a copy of your Compliance Certificate for your records. One copy should be given to your real estate agent to be included with documents transferring title to the property.

## **Failure to Inspect or Repair**

If it is determined that the required inspection and/or repairs were never completed by the buyer as agreed to in this form, the City of Morgan Hill will exercise its legal remedies, including, but not limited to, a notice of violation recorded against the property, additional civil or criminal penalties in accordance with the Morgan Hill Municipal Code, and the suspension of water service.

**For additional information, please contact Environmental Services Department at (669) 253-4332.**