

Lower Bucks County Joint Municipal Authority Sanitary Sewer Easement / Water Easement Pre-Inspection Checklist

In accordance with Lower Bucks County Joint Municipal Authority's Sanitary Sewer Easement Inspection program, below is a list of items our inspector checks for. This list is furnished to educate and assist you in ensuring there are no violations on your property as **it is the homeowner's responsibility to ensure all easement restrictions have been adhered to:**

- Obtain plot plan for general property knowledge – plot plans are available for purchase from:

Lower Bucks County Joint Municipal Authority
7900 Bristol Pike
Levittown, PA 19057
215-946-0731 / Fee:\$35.00

OR
Hill, Wallack, LLP
777 Township Line Rd #250
Yardley, PA 19067
215-579-7700 - Contact directly for fee info

Should the property have an easement, the following easement requirements apply:

- All structures shall be portable (moveable) and immediately removable.
- Structure(s) shall not be directly located over any sanitary sewer or water main or over any neighboring sanitary lateral(s).
- Concrete and/or asphalt shall not be located on any portion of an Authority easement or under any portion of any permitted structure.
- No permitted structure on an Authority easement shall be electrified.
- Trees/bushes/shrubs shall not be allowed to grow on any portion of an Authority easement. Nothing that naturally grows larger than 2-3 feet shall be permitted on an Authority Easement. Cutting or pruning trees/bushes/etc., down to 2-3 feet does NOT meet the requirement. Acceptable plantings include flower/vegetable gardens and grass. Trees/bushes/overgrowth currently located on any portion of the easement shall be removed and stumps ground, to prevent regrowth, at the owner's expense.
- Pools and all associated structural components shall not be located on any portion of an Authority easement.
- Manholes shall have a 24 hour / 7 day/week unimpeded access path to and a five foot (5') unimpeded access radius around them per schematic.
- Vents/Cleanout shall be a minimum of 6" above surrounding grade per schematic. Vents/Cleanouts must be watertight down to and including service lateral. Vents/Cleanouts not meeting these requirements are acting as yard drains and allowing stormwater into the sanitary sewer main which is a violation of the USEPA's Clean Water Act.
- Roof/yard drains are strictly prohibited. Roof/yard drains that allow stormwater to enter the sanitary sewer system is a violation of the USEPA's Clean Water Act and will be reported immediately to PADEP and/or USEPA for regulatory action and civil penalties.

Should the property not have an easement, the following requirements apply:

- Vents/Cleanout shall be a minimum of 6" above surrounding grade per schematic. Vents/Cleanouts must be watertight down to and including service lateral. Vents/Cleanouts not meeting these requirements are acting as yard drains and allowing stormwater into the sanitary sewer main which is a violation of the USEPA's Clean Water Act.
- Roof/yard drains are strictly prohibited. Roof/yard drains that allow stormwater to enter the sanitary sewer system is a violation of the USEPA's Clean Water Act and will be reported immediately to PADEP and/or USEPA for regulatory action and civil penalties.

Township/Borough permits DO NOT authorize use of an Authority easement. Should your property be in violation of any of the above requirements, it is your responsibility to correct the violations. In all cases, the property owner(s) is/are responsible for all easement issues on their property. It is the duty of the property owner to investigate a property before purchasing and familiarize themselves with any easement and associated restrictions. The Authority attempts to assist property owners by providing an easement inspection. **Please note that the easement inspection does not remove or in any way reduce the responsibility of the property owner(s) for strictly adhering to the easement restriction nor does it in any way place the responsibility of any easement issue(s) upon the Authority.**

The Authority requires a **minimum** of 30 working days for an easement inspection, **requests may be faxed to 215-949-4634** and the yard needs to be accessible until the inspection has been completed and you have been notified of the results. **Appointments are not available.** If you are a Realtor, the Authority encourages you to request an easement inspection as soon as a listing is obtained to allow the seller more time to correct any violations found. Please review the pre-inspection checklist against the property and begin correcting any violations as soon as they are discovered.

Should you be uncertain of the easement location and/or property lines, the Authority recommends you have your property surveyed as the Authority is not responsible for any type of surveying or measuring of properties.

LBCJMA reserves the right to update and/or clarify these requirements at any time. Visit www.lbcjma.com for the most up to date information.