



Homeowner Acknowledgment of Septic System Maintenance

(The text below is provided in Village Code Section 9-4-5-q)

Q. Maintenance of Private Sewage Disposal Systems:

1. After January 1, 2014, as a condition of applying for an installation approval required by section 905.190, the signature by the property owners on the installation approval submission/construction permit for any private sewage disposal system being installed, repaired or renovated serves as written acknowledgment that the property owners are aware of and accept the responsibility to service and maintain the private sewage disposal system in accordance with the act and this chapter.

2. The property owner or the private sewage disposal system owner shall maintain all maintenance records on forms provided or approved by the department and village and make records available upon request by the department or local authority. These records shall be transferred from owner to owner. Records shall be kept for the life of the system.

3. After January 1, 2014, private sewage disposal systems installed and permitted under section 905.190 are required to be maintained and serviced to ensure proper operation in accordance with the following:

a. Septic tank to a subsurface seepage system or septic tank followed by a sand filter discharging to a subsurface seepage system.

(1) Private sewage disposal system septic tanks serving residential properties shall be evaluated prior to or within three (3) years after the date of installation of the system. The system may be evaluated by the homeowner, a private sewage disposal system installation contractor, a licensed environmental health practitioner, a Illinois licensed professional engineer, a representative of the department, or an agent of the department or local health department. The evaluation shall determine whether the tanks and all of the compartments of the private sewage disposal system have layers of scum and settled solids greater than thirty three percent (33%) of the liquid capacity of the tank. If the layers of scum and settled solids are greater than thirty three percent (33%), the tanks and compartments shall be pumped out and maintenance shall be performed. After the first evaluation, the system shall be evaluated a minimum of once every five (5) years. Depending on the system's use, the tanks and compartments may need to be evaluated and pumped more frequently.

(2) Private sewage disposal system septic tanks serving nonresidential property shall be evaluated within three (3) years after the date of installation of the system. The system may be evaluated by a private sewage disposal system installation contractor, a licensed environmental health practitioner, an Illinois licensed professional engineer, a representative of the department, or an agent of the department or local health department. The evaluation shall determine whether the tanks and all of the compartments of the private sewage disposal system have layers of scum and settled solids greater than thirty three percent (33%) of the liquid capacity of the tank. If the layers of scum and settled solids are greater than thirty three percent (33%), the tanks and compartments shall be pumped out and maintenance shall be performed. After the first evaluation, the system shall be evaluated at

minimum once every three (3) years. Depending on the system's use, the tanks and compartments may need to be evaluated and pumped more frequently.

b. An aerobic treatment unit (ATU) requires evaluation and maintenance at least once every six (6) months. The system may be evaluated by a private sewage disposal system installation contractor, a licensed environmental health practitioner, an Illinois licensed professional engineer, a representative of the department, or an agent of the department or local health department. The homeowner of an ATU may conduct the inspection and maintenance as defined within the act, but the inspection and maintenance shall be performed per the manufacturer's requirements to assure proper operation. If the required inspections and maintenance are not performed, the system is in violation of the act, the rules and this chapter.

c. Sand filters and waste stabilization ponds with surface discharges require an evaluation to determine whether the tanks and all of the compartments of the private sewage disposal system have layers of scum and settled solids greater than thirty three percent (33%) of the liquid capacity of the tank. If the layers of scum and settled solids are greater than thirty three percent (33%), the tanks and compartments shall be pumped out and maintenance shall be performed. The system shall be evaluated a minimum of once every year. The system may be evaluated by a private sewage disposal system installation contractor, a licensed environmental health practitioner, an Illinois licensed professional engineer, a representative of the department, or an agent of the department or local health department. Depending on the system's use, the tanks and compartments may need to be evaluated and pumped more frequently. The homeowner of a sand filter or waste stabilization pond may conduct the inspection and maintenance as defined within the act, but the inspection and maintenance shall be performed per the requirements of the rules and this chapter to assure proper operation.

d. All other private sewage disposal systems that are not listed in subsections Q3a through Q3c of this section shall be maintained in accordance with the manufacturer's specifications or based on a maintenance interval approved by the department.

e. The owner of a private sewage disposal system may submit an alternative maintenance interval to the department for approval. The department will evaluate the alternative interval on a case by case basis. The approval is not transferable from owner to owner. Change in ownership or use of the private sewage disposal system will void the approval.

4. A failure to properly operate, maintain and have routine service conducted on a private sewage disposal system is a violation of the act, the rules and this chapter.

All maintenance requirements are understood and accepted by:

Property Owner Signature(s)