

**CITY OF ROCK HILL
RESIDENTIAL SANITARY SEWER LATERAL REPAIR
POLICY & PROCEDURES**

If after reading this document in its entirety, you feel you would qualify for this program, go to www.rockhillmo.net and click on "Building or Zoning Permits" and then click on the hyperlink to apply for a building, fence,...sewer lateral...permit.

1. A sewer lateral is defined as the portion of the sewage system that carries household wastes to the MSD or private sewer main and which begins six inches (6") from the cast iron or plastic stub-out point outside the foundation or exterior wall of the residential dwelling structure and ends at the MSD or private sewer main. The definition is the same whether the pipe is located in the front, side or rear yard. Pipes located within six inches (6") or under any part of any building or structure are not covered by this program.
2. This service is not available to commercial or industrial property. Also, this service is not available to multi-family buildings.
3. A defective lateral sewer service line is defined as a line that is not functioning property due to one or more of the following reasons:
 - a. Collapsed or broken to the extent that adequate flow is not permitted.
 - b. Service offset of a joint that does not permit adequate flow.
 - c. Service back fall or belly that does not permit adequate flow.
 - d. Service blockage that cannot be physically cleaned out.
 - e. **Tree roots growing through the pipe are not considered to cause the line to be defective.** Removal of the roots, which is a routine maintenance issue with older lateral sewer service lines, will allow the line to function. **The program will not cover the costs to remove tree roots.**
4. The financial responsibility of the City is limited to excavation, repair or replacement of the lateral line. It will be the responsibility of the property owner to restore the landscaping and ground cover including grass in whatever manner they choose. The City will not be responsible for restoration of the affected yard to the grass or landscaped surfaces, i.e., bushes, shrubs, trees, and plants. It will be the responsibility of the City to replace sidewalks, driveways and streets, which are removed to accomplish the repair.
5. If an owner is experiencing a problem with the lateral sewer service line, the owner should contact a plumbing company or a drain and sewer cleaning company, licensed by St. Louis County, to have the line cabled. Sometimes the problem is not with the sewer line, but it may have become clogged up from the entry of improper materials into the line. As a common home maintenance expense, the cost of cleaning out the sewer line is not reimbursable by the City.
6. If the problem is not resolved by cabling of the line, the property owner should contact Rock Hill City Hall between the hours of 8:00AM and 5:00PM, Monday through Thursday to secure an application.
7. At the time of application, the property owner should return: **(1) the completed application, (2) a non-refundable \$275 application fee and, (3) a copy of the paid cabling bill.** Upon receipt of a complete application city staff will verify that property taxes have been paid before further processing the application.
8. City staff will contact a plumber to videotape the sewer lateral line and mark the location(s) of defective areas in the property owner's yard.
9. City staff will review the videotape, written report, & location(s) of defective areas in the yard to determine eligibility to participate in the program.

10. For eligible applications, city staff will contact the plumber to perform repair work for the sewer lateral and is limited to a **maximum payout of \$4,500 of which the property owner is liable for 10% of the cost**. Any sewer lateral repairs required above the \$4,500 maximum are assumed by the property owner. The plumber will be properly licensed, insured & bonded along with having significant experience in completing this type of repair work with other cities in the St. Louis County.
11. The plumber will notify the property owner before work commences if any items will be disturbed as a result of work related to the sewer lateral. Any **additional work required by the plumber beyond the repair of the sewer later is assumed by the homeowner**.
12. The plumber will coordinate excavation with utility companies & obtains necessary permits from St. Louis County to do the repairs needed to the sewer lateral line. **Repair work should take no more than two days** and a cleanout will be provided if one is not presently in place.
13. Upon completion of the repair the plumber will leave excavated earth piled on top of the line so that settlement can take place. Lien waiver & 1 year guarantee are furnished to property owner if requested.
14. A copy of the total bill will be provided to the property owner and the city identifying what amount is owed by whom. The property owner will pay their portion of the total cost directly to the plumbing company.
15. The City has no obligation or responsibility for the performance by the plumber and no responsibility for any damages caused to the owner's property because of the sewer line defects.
16. This stated program shall not include damage to lateral lines which occur from "Acts of God", such as, but is not exclusive to, earthquakes, tornados, floods or other natural disasters.
17. The Mayor and Board of Aldermen may periodically amend this policy in the best interest of the City and its homeowners, except as state law may restrict them.