

**CITY OF ROCK HILL
RESIDENTIAL SEWER LATERAL REPAIR PROGRAM
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 or multi-family buildings.
3. The sewer lateral program is intended to assist property owners who have continuous sewer blockages or no sanitary sewer service. **This program IS NOT intended to satisfy a home sale contingency.** If the home buyer, seller or Realtor has the sewer lateral inspected and defects are noted with no history of blockages, or otherwise not meeting the repair program criteria, the repair request will be rejected. The City will **ONLY** communicate with the home owner for sewer lateral repairs – it will not be discussed with realtors or buyers.
4. A defective lateral sewer service line is defined as a line that is not functioning properly 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.**
5. 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.
6. The City will not be held responsible for any damages due to outside construction by either homeowner and/or contractor, nor is the City responsible for any damage to underground facilities.

RESPONSIBILITIES OF PROPERTY OWNER

1. 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.
2. If the problem is not resolved by cabling of the line, the property owner should have their sewer lateral line televised so that the cause of the disruption can be determined. If the video inspection discloses that the line is defective, and they feel they meet all of the other criteria listed in the policies

and procedures for the sewer later program, the homeowner should go to **www.rockhillmo.net** and apply for the Sewer Lateral Repair program.

3. At the time of application, the property owner should upload: **(1) the completed application, (2) a link to view the lateral line recording (the recording must identify the location of the repair) with a written scope of work for the needed repair, (3) a copy of the paid cabling bill, (4) proof of paid property taxes, and (5) three bid proposals from licensed Master Plumber/Drainlayers for the repair (bids must be itemized to reflect the separate costs for material, equipment, and labor). Once those have been submitted, an invoice for a non-refundable \$60 administrative fee will be sent electronically to the applicant.**
4. Upon payment of the \$60 non-refundable administrative fee and submission of all of the required documents, City staff will review the videotape, written report, & location(s) of defective areas in the yard to determine eligibility to participate in the program.
5. Following review of the bids, the City will notify the applicant with a Bid Approval Letter that work may commence and you can contact your contractor. **Please be aware that the City will only pay \$2,000 of the cost of the lowest bid.**
6. 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.
7. Upon completion of work, a Completion of Work Statement must be submitted with an itemized bill from the contractor.
8. The City will release payment directly to the contractor.
9. 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.
10. 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.
11. 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.

SEWER LATERAL PROGRAM APPLICATION

Date Application Submitted: _____

Property Owner Name _____

Address of Property _____

Mailing Address of Owner if different from above:

Street _____ City _____ State _____ Zip _____

Phone Number of Owner _____

Signed: _____ Date: _____

PROPERTY OWNER RELEASE

I, _____ the property owner of _____ hereby authorize the City of Rock Hill and the approved plumbing contractor to enter onto my property in order to repair my sanitary sewer lateral. As part of this work, I realize that there will be noise, dirt, dust, mud and inconvenience. In the process a large hole will be excavated and earth mounded in my yard. My property could become damaged by the use of large machinery and the stockpiling of materials.

I agree to hold the city and the approved contractor harmless from minor damages that could result from this work. In turn, I expect the contractor to be properly licensed, insured & bonded.

I understand that the city's Sanitary Sewer Lateral Repair Program does not cover the following items, which will be the property owner's responsibility:

1. Repairs to the sewer lines inside the house, under the basement floor, or in crawl spaces.
2. Repairs costing in excess of \$2,000.
3. Restoration of any disturbed areas, sprinkler systems, underground dog fences and other private wiring, private driveways or walkways, patios, retaining walls, etc., that may be damaged by this work.
4. Sanitary sewer line repairs under any permanent or semi-permanent structures such as garages, sheds, swimming pools, playgrounds, retaining walls etc., unless these items are removed first by the property owner or unless the owner pays all additional charges for relocating the sanitary sewer line around these facilities.
5. Periodic cabling of portions of my sanitary sewer line.

I understand that it will be my responsibility to make all final repairs to my lawn. The awarded contractor will leave the excavated earth from the trench piled on top of the replaced sewer. I may need to remove some of this material later if it does not all settle into the trench.

Signed: _____ Date: _____