RESOLUTION 2021-05

ROSTRAVER TOWNSHIP SEWAGE AUTHORITY

AMENDING THE ROSTRAVER TOWNSHIP SEWAGE AUTHORITY RULES AND REGULATIONS

WHEREAS, the Rostraver Township Sewage Authority (hereinafter "Authority"), is incorporated under the Municipalities Authorities Act, Act of May 2, 1945, P.L. 382, as amended, 53 Pa.C.S.A. 55601, et seq.; and

. WHEREAS, the Authority owns and operates a complete sanitary sewage collection system ("Sewage System") in certain portions of Rostraver Township and Westmoreland County, Pennsylvania; and

WHEREAS, the Authority deems it necessary to modify its Rules and Regulations with regard to Time of Sale regulations and procedures and the updating various other sections;

NOW, THEREFORE, BE IT RESOLVED by the Rostraver Township Sewage Authority, Effective July 1, 2021 as follows:

Section 4 - The Authority hereby amends Section 4; Applications and Contracts for Connection and Service. Specifically, Subsection 4.09 of its Rules and Regulations originally adopted by Motion on May 22, 2013 shall be amended as follows;

> Section 4.09 shall be stricken in its entirety and the following language shall be substituted.
>
> Property Transfers and Defect Discovery – For all property sold within the Township a No-Lien Letter Application, A Dye Test Application and a Lateral Inspection Application must be submitted to the Authority Office. Please see Section 5 of these Rules and Regulations for additional information on Time of Sale Testing.

Section 5 - The Authority hereby inserts in its entirety, Section 5; Time of Sale Testing Requirements as follows;

For all property sold within the Township you are required to complete a No-Lien Letter Application, a Dye Test Application and a Lateral Inspection Application. Please contact the Rostraver Township office for any questions at 724-930-7667 during regular business hours. (Monday through Friday, 8 am to 4 pm).

OBLIGATIONS OF SELLER/PURCHASER

If a sale of a home/business occurs, a no-lien letter must be secured and both a dye test and sanitary sewer lateral test must be performed; (if a Lateral Inspection has already been performed within a 3-year period or the home is newly constructed; a new inspection is not required. Note: The Buyer has the right to request that a lateral testing be performed. Rostraver Township Sewage Authority only certifies the condition of the lateral as of the date of the most recent inspection, and cannot warrant that changes have not occurred since that date.
IMPORTANT: Should a CCTV lateral inspection not be required; A Dye Test is mandatory for every sale. The cost for a No Lien Letter/Dye Test Certificate is Fifty ($50.00)..

A dye test is performed to determine whether non-sanitary sewer water flows are entering the sanitary sewer system (i.e. from roof leaders, driveway drains, or foundation drains, etc). A sanitary sewer lateral test is performed to determine the condition of a property owner's lateral, whether it may be compromised, thereby allowing unwanted water inflow into the sanitary sewer system, and/or sanitary sewage infiltration into the soils.

The Rostraver Township Sewage Authority will adjust rates for the combined dye test/sanitary sewer lateral video inspection at time of property sale as follows:

The base fee for the combined dye test/lateral video inspection will be One Hundred Seventy-Five ($175.00) Dollars for up to 100' of lateral inspected. Any lateral greater than 100' in length will have an additional inspection charge of fifty ($0.50) cents per foot (due after the inspection has been completed). Should the inspection be requested to be done outside of regular business hours or after 2:00 pm. on week-days, or at any time within seven (7) days of the proposed property closing, the combined fee for the first 100' of lateral inspection will be Two Hundred Seventy-Five ($275.00) Dollars. The cost for the Authority no-lien letter is Twenty Five ($25.00) Dollars.

Should applicant choose to use a third (3rd) party to complete the required testing (dye testing and CCTV lateral inspection), a fee of $50 will apply for the time and inspection by Authority personnel of work being done.

Please see Appendix A as reference in Resolution 2021-2 and 2021-3 for time of sale testing requirements.

In order for property owner to address any observed defects in a timely fashion, it is recommended that this inspection be done as soon as possible upon property listing. Failure to comply with the Authority's Rules & Regulations can result in a delayed real estate closing, penalties and fines including legal costs.

TEMPORARY CERTIFICATION DOCUMENTS

If an inspection or repairs/replacement of sewer lateral cannot be performed due to weather conditions and the closing date cannot be altered, an agreement may be entered into for a Temporary Certification. The Seller/Closing Company must provide a minimum of $4,000 to be escrowed and withheld the time of the closing for any repairs.

REPAIRS/REPLACEMENT TO LATERAL

The Authority has identified local plumbers that are willing to provide quotes to property owners requiring lateral repairs and/or replacement. A listing of plumbers is available at the RTSA Office. These plumbers are NOT endorsed nor affiliated with the Authority.

In the event that the lateral is found to be defective based on criteria established in the Rules & Regulations, the entire pipe must be replaced or relined with limited exceptions for spot repairs. In most cases, lateral defects that are identified within RTSA easements and under roads will generally be repaired by the Authority at no direct cost to the property owner.

PROPERTY TRANSFER REQUIREMENTS (DYE TESTING AND LATERAL INTEGRITY INSPECTION)

It is in the best interest of the Authority, it's customers and the environment to inspect and maintain the entirety of the sanitary sewer system. Such testing/inspection are condition-precedents to any sale of property. The Authority herein establishes dedicated procedures for dye testing and televising of lines; all such testing/inspection.

A. DEFECT DISCOVERY: TRANFER OF PROPERTY (SALE), DYE TESTING AND CLOSED-CIRCUIT TELEVISING (CCTV) INSPECTION REQUIREMNET - Testing/inspection requirement shall occur at time of sale of any property within Rostraver Township. Dedicated procedures exist for dye testing and closed-circuit televising of lateral lines to ensure and maintain the integrity of its sanitary sewer system. The Authority herein establishes dedicated procedures for dye testing and televising of laterals. All testing/inspection is performed by RTSA personnel or by RTSA authorized representative.

B. Any person completing a Property Sale of real estate located within the Rostraver Township shall make application on a form furnished by the Municipal Authority for a Document of Certification. The Document of Certification, is an official statement stating that there are no illegal storm surface water connections into the

3. Property owner must be on site while testing is scheduled. The dye test will be completed by Authority personnel and be conducted on storm water facilities such as area drains, downspouts, sump pumps, etc. Water must be made available at the property to complete the test. If none is available, the Authority will supply the water required for testing.

4. Dye will be placed in these storm water facilities (or other techniques will be utilized) and the Authority personnel will verify that these facilities are not connected to the sanitary sewers. In the event water from an improper source is discovered entering the sanitary sewer during the inspection, the test will be deemed a failure. It will be the responsibility of the homeowner to remove all said improper connections to the sanitary line at their expense.

5. After all repairs have been made the property owner shall contact the Authority to schedule a retest.

G. CLOSED CIRCUIT TELEVISING (CCTV) INSPECTION PROCEDURES

1. CCTV inspection shall be completed on a property at the time of sale of a property located within the boundaries of Rostraver Township

2. If during the course of the lateral inspection a defect is found on any portion of the lateral that is deemed to be owned by the Authority (typically between the main sewer and the property line), those repairs may be made by the Authority at no expense to the property owner.

3. The CCTV inspection on a property will only be mandated if the time between property transfers exceeds three (3) years. If a property transfers again within 3 years of the most recent CCTV inspection, the requirement for this inspection will be waived by the Authority; however, no representation will be made by the Authority that the condition of the lateral has not deteriorated since the time of the last inspection. Under those circumstances, a basic dye test still must be conducted by Authority personnel, and the current property owner or potential buyer may request a new CCTV inspection to be completed by the Authority in accordance with the attached fee schedule.

The basic dye test is meant to identify and direct illegal connections from the system and/or problems with vents, cleanouts, etc. The basic dye test will be completed on every property which is transferred/sold.

4. Procedures

a. When a property requires a CCTV inspection, a representative of the property shall contact the Authority to schedule the inspection. Inspections scheduled during normal business hours will be completed within ten (10) business days following the date on which the schedule was made, weather