

Why Get Sewer?

- 0. **To avoid the costs of repairing or replacing existing septic systems.** Most of us have antiquated septic tanks and leach lines. If you wish up get a permit to improve your home, you will probably be forced to upgrade or replace your system. In 2000, California passed Assembly Bill 885 which mandates biennial inspections of septic installations. The requirements were too stringent, the bill impractical to enforce and it has languished. The state has been working on this, and information we have indicates that within a year or two these inspections will commence. If a system is found to be in violation, repairs in the \$10,000 - \$20,000 range would be common and replacement systems could cost up to \$60,000 or more. Furthermore, this type of septic repair may be required every 15 years or so
- . **To solve the sewage problem once and for all.** Once a property is on sewer, annual maintenance is built into the annual fee, and maintenance should be minimal during the early decades of a new sewer system.
- 0. **To increase property values,** which would likely immediately rise over and above your cost for the sewer system, and overall, properties would be easier to sell.
- 0. **To reduce the health hazard of substandard septic systems.** Mosquitoes, for example, commonly breed in antiquated septic tanks.

Why Not Get Sewer?

- . **To avoid or delay paying the cost of the sewer system.** Your septic system may be working fine right now, especially if you have recently paid for an expensive upgrade. Paying in the next year or two for a sewer system you may not need for many years is a substantial cost and may be burdensome.
- 0. **To prevent others from making improvements and increasing the size to their existing homes.**
 - . **To prevent others from building on their unimproved property.**
 - . **This may bring about change in the look and character of our community.**

Few people look forward to larger or more houses being built near them. Regards 2 and 3, we are doing a study to discover an approximate number of buildable lots in our area. Many of

the unimproved lots are not buildable for strong reasons other than septic issues