

Septic and well inspection requirements vary by municipality

If the property is serviced by municipally supplied water and sewer, the MCHD is generally not involved. But if the property has a septic and/or a well, MCHD has certain responsibilities.

### Water requirements

#### [Private Well Testing Act \(PWTA\)](#)

PWTA is a laboratory test of the untreated/raw water that is required by the State of NJ when selling or leasing or renting a home or multi-unit dwelling with a private well.

The bacteria portion of the test may be no older than six months and the nitrites, chemicals and other parameters may be no older than 12 months.

Additionally, [rule amendments adopted in 2021](#) require that private wells subject to sale or lease are now required to be tested for perfluorooctanoic acid (PFOA), perfluorooctanesulfonic acid (PFOS), and perfluorononanoic acid (PFNA). The PWTA rules require testing at the time of a real estate transaction, or every five years for rental properties, and notification to potential buyers and tenants.

### Septic System Requirements

Must produce a septic pump receipt within the last three years. If the tank has not been pumped within the last three years you must have it pumped and provide a pump receipt to MCHD.

### Individual Requirements by Municipality:

Town	PWTA	Pump Receipt	Physical Inspection	Residential	Commercial	Rental
Holmdel	X			*		
Howell	X	X	X	*	X	X
Marlboro	X	X	X	X	X	X
Millstone	X	X	X	*	X	X
Upper Freehold	X			*		

\* The residential septic system is inspected privately as negotiated between the buyer and seller and not inspected by MCHD. If a malfunction is detected and/or repairs are required, a permit must be obtained from the municipality and the repairs must be approved and inspected by MCHD.