



Town of Rochester
Board of Health
37 Marion Road
Rochester, MA. 02770
Phone: 508-763-5421 Fax: 508-763-5379

The Rochester Board of Health has some requirements if you are thinking about selling your home. The following needs to be submitted to the Board of Health:

According to Title V, Septic Systems must be inspected (Title V Inspection) at the time of transfer of ownership.

It is recommended that prior to putting the house on the market you will need to have your septic system inspected. The reason for this is that if the system needs to be repaired it takes time to obtain the services of an Engineer to perc your property, design a plan, and obtain the services of a licensed Installer. If you are unsure of who does Title V septic inspections, you may contact the Board of Health for a list of licensed Title V Inspectors who have worked in the Town of Rochester.

A Title V inspection is good for a period of 2 years. However, if you are unsure that your house will sell, then you could extend your Title V inspection to a THIRD year. To do this you MUST pump your system each of those two years, and an additional time at the beginning of the third year. A letter is required by the Board of Health verifying the pumping dates, and acknowledging that the Title V report is extended. Please contact the Board of Health office for more information.

If a property is transferred within a family member, more specifically, between current spouses, between parents and their children, between full siblings, or transfer of the real estate property is to be held in a revocable/irrevocable trust where one of the designated beneficiaries is of the first degree of relationship to the grantor, then a Title V inspection is not required.

Note that there are other statutory exemptions to requiring a Title V inspection but those should not be looked into before one assumes that they are exempt.

Secondly, if your home is serviced by a private well, the Massachusetts Department of Environmental Protection requires that the well water be tested before the house is sold.

Once again, we recommend that this be done prior to putting the house on the market. Wells must be tested for potability. This test has approximately 19 test parameters. In addition, VOC's or Volatile Organic Compounds are tested to see if there is ground contamination on the property. A copy of the water test results must be submitted to the Board of Health office.

You will also need to have a copy of the well results for your closing. Most Attorneys and prospective homeowners are requiring this information before they purchase your property.

Certified laboratories that do this testing are:

Analytical Balance Corp.

422 W. Grove Street
Middleboro, MA. 02346

Phone 1-800-313-2225

Envirotech Labs

8 Sebastian Way
Sandwich, MA.

Phone 1-800-339-6460

If you have any questions about transferring your property and what is required, you can log on to the Massachusetts Department of Environmental Protection website and find under Septic Systems and Title V Guide, Buying and Selling Property with a Septic System.

September 2, 2021

Rochester Board of Health