



**CITY OF SAN BRUNO
SEWER LATERAL INSPECTION COMPLIANCE CERTIFICATE
FREQUENTLY ASKED QUESTIONS**

1. **Question:** My property was never listed on the Multiple Listing Service (MLS) and I am selling it privately or I am doing an inter-family transfer of ownership. Do I need to obtain a Lateral Compliance Certificate?

Answer: Yes, even if the property was never listed on the MLS it is required to obtain a Lateral Compliance Certificate. This also applies to inter-family transfers.

2. **Question:** My property is required to obtain a “Lateral Compliance Certificate”, will I be eligible to apply for the City of San Bruno Lateral Grant Program?

Answer: If your property is in the specified Sharp Park neighborhood, yes you can apply for the City of San Bruno’s Lateral Grant Program.

3. **Question:** What if the property is bank owned? Does it still need a Lateral Compliance Certificate?

Answer: Yes, regardless of who owns the property a Lateral Compliance Certificate will be required prior to the transfer of the title.

4. **Question:** My property is a condo/townhouse with a shared sewer lateral; do I need to obtain an individual Lateral Compliance Certificate for my property?

Answer: No, An Individually-Owned Unit in a Multi-Unit Structure Served by a Single Lateral or Shared Laterals Such as a Condominium or Other Common Interest Development will not be required to obtain an individual Lateral Compliance Certificate.

5. **Question:** I do not think I can obtain the Lateral Compliance Certificate prior to close of escrow. Is there anyway to get a time extension?

Answer: Yes, if the City’s Compliance Certificate can not be obtained prior to title transfer the property owner may request to the public services director, in writing, for a time extension (time extension certificate) of up to one hundred eighty (180) days in which to perform the inspection, and/or repairs or replacement required by this chapter.



- The time extension certificate request shall be submitted to the City with the required fee established by the San Bruno Master Fee Schedule.
- As a condition of issuance of a time extension certificate, funds in the amount of \$7,500 are to be posted into an escrow account. Notwithstanding the escrow deposit, property owners are responsible for the full cost of sanitary sewer lateral compliance with City ordinance requirements, which may exceed the \$7,500 escrow deposit. Once the sanitary sewer lateral passes the required inspection and a certificate of compliance is issued by the City, funds will be released in accordance with escrow instructions.
- In the event that the work required by this chapter is not completed within one hundred and eighty (180) days of issuance of the time extension certificate, or the work does not meet the conditions required by this chapter, the escrow funds may be forfeited following a hearing, as appropriate, and the current property owner will be responsible for compliance with the requirements of this chapter. The City will take possession of the forfeited escrow funds and the current property owner must affirmatively demonstrate that sewer lateral complies with this chapter prior to requesting that the City consider release of the forfeited funds, less the City's costs, which may include costs of abatement. After close of escrow, the current property owner shall be responsible for all costs associated with compliance of this chapter.

The requirement to obtain a certificate of compliance prior to transfer of title in no way affects the legality of the transfer of title of the underlying property transaction.

6. **Question:** Is there a required company that I have to hire to make the sewer lateral video recording?

Answer: No, you can hire any person or company to perform the video but there are certain requirements that need to be met in order for the video to be acceptable.

The video must meet these basic requirements:

- Shall be in DVD format.
- Shall be in color (any black & white, cloudy, fuzzy, or otherwise unclear video will be returned for resubmission).
- Shall show the address of the lateral on a continuous video with the lateral condition.
- Shall show the date the video was taken.



- Shall clearly show the cleanout or access point used to insert the camera into the lateral.
- Shall have a running foot or time marker clearly visible on the screen.
- Where joints are present, shall briefly stop the camera at each to clearly indicate their integrity.
- Shall have the date the DVD was submitted to the City written on the DVD along with the address of the inspection site and telephone number for the point of contact.
- Shall show entire sewer lateral from the structure to the connection on the city's main sewer.
- Shall identify any other cleanout riser pipe connections (property line cleanouts), in the total length of the lateral.

At the Wastewater Division Manager's discretion, the video may be returned for resubmission in accordance with the above requirements if any of the above requirements are not strictly adhered to.

7. **Question:** I am selling my house and I bought it 4 years ago. I was issued a Sewer Lateral Compliance Certificate at that time. Do I need to re-inspect the sewer lateral again?

Answer: No. Sewer lateral Compliance Certificates are valid 5 years from the date of award. If you were to sell the house after the 5 year period, then you would have to re-inspect the sewer lateral and re-apply for a Sewer Lateral Compliance Certificate.

If you have a questions that were not addressed above please contact:

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