

Question and Answers

TOPIC(S):

FHA – Property – Wells and Septic Distances

QUESTION:

Can the local authority guidelines override HUD Guidelines as it pertains to distance requirements of Well and Septic systems?

ANSWER:

Local authority guidelines only prevail if they are GREATER than the chart below.

Individual Water Supply System for Minimum Property Requirements for Existing Construction*	
1	Property line/10 feet
2	Septic tank/50 feet
3	Drain field/100 feet
4	Septic tank drain field reduced to 75 feet if allowed by local authority
5	If the subject Property line is adjacent to residential Property then local well distance requirements prevail. If the subject Property is adjacent to non-residential Property or roadway, there needs to be a separation distance of at least 10 feet from the property line.
* distance requirements of local authority prevail if greater than stated above	