CHART OF EFFECT OF S.27 (ACT 133) FOR SINGLE FAMILY RESIDENCES ON THEIR OWN LOTS

GENERAL: SFRs with a permit must comply with or amend permit when changing flow, use, or modifying pws or ww systems.

All modifications to flow, use or pws or ww systems after 7/1/07 require a permit including replacement of a failed pws or ww system.

Note: The rules adopted under S.27 will have other exemptions for single family residences on their own lots.

SFR = single family residence
pws = potable water supply
ww = wastewater

Lot is in existence and did require a permit before 6/14/02

Lot must comply with rules or permit

Lot is in existence and did not require a permit before 6/14/02

Lot has substantially complete SFR with pws and ww system before 6/14/02

Lot is exempt until further subdivided at any time; and is exempt from other permit requirements before 7/1/07.

Lot is improved on or after 11/1/02 but before 7/1/07

Lot remains exempt until further subdivided at any time, no permit req'd for improvements made before 7/1/07 provided technical standards of the rules are met, design and installation certifications must be filed on land records.

Lot is improved on or after 7/1/07

Lot is improved on or after 7/1/07

Lot is unimproved before 6/14/02

Lot is unimproved before 6/14/02

Lot improved with substantially complete SFR with pws & ww systems before 11/1/02

Lot is exempt until further subdivided at any time, or some other permit action is taken unless that action is exempt under the rules adopted under S.27.

Lot remains exempt until further subdivided at any time or some other permit action is taken unless that action is exempt under the rules adopted under S.27.

on or after 7/1/07, lot remains exempt until further subdivided at any time or some other permit action is taken unless that action is exempt under the rules adopted under S.27.
USE OF MINIMUM SITE CONDITIONS under S.27 (Act 133)-- these apply if a permit is required and when a permit exemption requires compliance with the minimum technical standards

Lot is not in existence before 6/14/02

Lot is created before 11/1/02 and is > 10A.

Revised minimum site conditions may be used; 30% slope can never be used.

Lot is created before 11/1/02 and is < 10A.

Revised minimum site conditions may be used; 30% slope may be used.

Lot is in existence before 6/14/02 and did require a permit

Revised minimum site conditions may be used; 30% slope may be used; planning process and zoning not required.

Lot is in existence before 6/14/02 and is exempt

Revised minimum site conditions may be used; 30% slope may be used; planning process and zoning not required.

Lot is in existence before 6/14/02 and is > 10A.

Lot is created after 7/1/07

Revised minimum site conditions may not be used until 7/1/07 unless town has confirmed planning process and zoning; 30% slope can never be used.

Lot of any size is created between 11/1/02 and 7/1/07

Revised minimum site conditions may not be used until 7/1/07 unless town has confirmed planning process and zoning; 30% slope can never be used.

Lot is created before 7/1/07

Revised minimum site conditions may not be used; 30% slope can never be used.

Note: replacement wastewater systems can always use the revised minimum site conditions, for lots in existence at any time including 30% slope; no planning process or zoning is required.