Dear Monterey County Association of Realtors,

Starting January 1, 2019, the City of Monterey will be implementing a mandatory Sewer Lateral Inspection and Repair Program. This new program will alter the current procedure in which applications will be processed for Residential Property Inspections.

Please see below the requirements and appropriate order in which these reports will need to be applied for:

**STEP 1: ASK YOURSELF THE FOLLOWING QUESTIONS**

- **When is a Residential Property Inspection (RPI) required?**
  - If a residential property changes ownership

- **Has the entire sewer lateral been replaced within the last 10 years?**
  - If yes, provide proper permit numbers referencing the entire sewer lateral replacement
  - If no, please obtain the **Sanitary Sewer Lateral Inspection Form** from the City and have a Licensed Plumbing Contractor complete the report

**STEP 2: APPLY FOR A RESIDENTIAL PROPERTY INSPECTION (RPI)**

- Complete an application and provide either of the following:
  1) Finaled permit numbers reflecting a complete replacement of the entire sewer lateral within the last 10 years

  -OR-

  2) A **Sanitary Sewer Lateral Inspection Form** completed by a Licensed Plumbing Contractor

- **RPI applications will not be accepted for processing if the proper sewer documentation is lacking.**

Please see the table below outlining a few key details in regards to these programs:

<table>
<thead>
<tr>
<th>Residential Property Inspections</th>
<th>Private Sewer Lateral Condition Report</th>
</tr>
</thead>
<tbody>
<tr>
<td>➢ Upon receipt of a complete RPI application, the inspection is scheduled within the next three business days</td>
<td>➢ This form will be required if a Residential property is changing ownership and the sewer lateral has not been replaced in the last 10 years</td>
</tr>
<tr>
<td>➢ All gates need to be unlocked and no dogs in the yard for this inspection</td>
<td>➢ Report to be completed by a Licensed Plumbing Contractor</td>
</tr>
<tr>
<td>➢ Please allow up to 10 business days for completion of the report</td>
<td>➢ This report is good for 1 year from the date the Plumber completed the inspection and report</td>
</tr>
</tbody>
</table>