

Frequently Asked Questions

(Q) What is the minimum lot size requirement for installing a septic system on my property?

(A) The minimum lot size for land subdivided, plated, recorded after January 1, 1988 and severed by a public water supply but utilizing individual on-site sewage disposal methods, shall provide a minimum of one acre. Lots created after 1988, that utilize individual private water supply (well) and on-site sewage disposal shall have a minimum of (1.5) one and a half acres. If a piece of property is less than the above dimensions and has been recorded prior to January 1, 1988 may install septic, as long as the proper separation distances can be met.

(Q) Who is responsible for the maintenance on my aerobic septic system?

(A) The person utilizing the aerobic septic, or “homeowner”, is solely responsible for making sure the maintenance reports are turned in to the proper authorities. The first two years after the installation, the system comes with an initial maintenance contract which is covered by the Installer / Maintenance company. It is still the landowners responsibility, by way of signing the “Affidavit to the Public”, to agree and acknowledge that they must:

1. Employ, by means of an initial two-year maintenance contract, a wastewater operator.

2. Employ a wastewater operator during the entire operational life of the said application facility.

3. Assure that the wastewater operator provides the testing of the sewage effluent on the schedule provided by TNRCC and send the required reports to the Montgomery County Health Department-Environmental Division.

4. Operate this system in strict conformance with sewage effluent discharge standards promulgated by Texas Natural Resource Conservation

Commission (TNRCC).

Failure to abide by the above conditions could result in the issuance of citations. The start-up date of the facility will mark the anniversary date of testing and reporting.

(Q) Is it mandatory to install an aerobic septic system in Montgomery County?

(A) It is **NOT** mandatory to install an aerobic system in Montgomery County. It is the site and soil conditions that determine the type of septic system that will be installed. With a sandy-type soil, no indication of seasonal water table or a restrictive horizon, a conventional-type system can be installed. Heavy clay-type soils or indications of seasonal water table will result in having to install an alternative septic system.

(Q) How many houses can I put on my property with septic?

(A) You may have one single family dwelling per acre that utilize public water supply and on-site sewage facilities. Where a private water supply is used and on-site sewage facilities, you must maintain one single family dwelling per one and a half acres. For example, if you had three acres with well and septic, you could have a maximum of two single family dwellings. If a public water supply was utilized with septic on three acres, you could have a maximum of three single family dwellings.

(Q) Do I need a permit?

(A) Any on-site sewage facility proposed for installation, construction, alteration, extension, operation, and maintenance must have a permit. When upgrading or improving an existing “permitted” system, a permit is required to do any modifications.

(Q) How much will permits cost?

(A) The cost for a septic permit is \$175.00 dollars, plus a \$10.00 dollar fee to the state. Total cost for a septic permit is \$185.00 dollars. When applying for a septic permit, a building permit is also required at the same time. A septic permit can not be issued unless the building permit is applied for. The price for a residential building permit is \$50.00. The total cost for a septic and building permit is \$235.00 dollars. This price excludes the proper paperwork that is needed to apply for a septic permit.

(Q) Can I, as a homeowner, install my own septic system?

(A) Yes, you can install you own “conventional” type septic system. If you are installing your own “conventional” type system yourself, be advised that your “Permit to Construct” will NOT be released to you, until you have consulted with Environmental Health Dept. @ room 206.

With only a small margin of self installed septic systems passing the initial inspection, we would like to help you install your septic system right. With just a small amount of time we can steer you in the right direction to installing your own septic system, the right way the FIRST time.

(Q) Do I have to get a perc test?

(A) A perc test is what was performed prior to the introduction of soil analysis. The perc test is a method that is no longer used. A perc test was actually boring a three to four foot hole in the ground and filling it with about three to five gallons of water and estimating how long it would take for the water to disperse into the ground. This test was the direct way to figure the size of the disposal area of a “conventional” type system. The faster the water dispersed into the ground the smaller the disposal area had to be, the slower the water dispersed into the ground the larger the disposal area. As you can see this was a somewhat inaccurate method during summer and winter months. During the summer dry months, the ground would a good bit of water, but in the winter wet months, the same place would not accept as much water. Depending on what time of year the “perc” test was performed, you could have a system that was either 1000 square feet of field-line or 1500 square feet of field line.

(Q) If I buy a home and move it on to a piece of property with an existing system, can I use the existing septic system?

(A) You can use the existing system, but you will need to get a building permit for the home and a “Septic Disclaimer” for the existing septic. The disclaimer has to be accompanied by a “Site Evaluation” and a “Soil Analysis”. These tests are performed by a Registered Sanitarian or a Professional Engineer. For more information on this process contact our department.

(Q) What determines the type of septic I will have to install?

(A) Your overall soil and site conditions will determine the type and size of septic system you will have to install on your property.

(Q) Can you install a septic in the Flood Plain?

(A) Yes, you can install a septic system in the flood plain, but it has to be an “Aerobic” type system. Conventional type systems are NOT allowed in the flood plain. Before any installation begins, all planning materials must be pre-approved through Commissioners Court.

(Q) Who do I get to perform soil analysis / septic design?

(A) You need to hire a Registered Sanitarian or a Professional Engineer to perform the work needed and acquire the proper paperwork for pulling a septic permit.

