



# CALVERT COUNTY HEALTH DEPARTMENT

## **Acknowledgement of Requirements to Rebuild a Dwelling After Demolition**

The Calvert County Health Department Division of Environmental Health (EH) occasionally receives proposals to demolish an existing home. Typically, there is no issue with approving a permit to demolish an existing dwelling. However, if a property owner ever intends on rebuilding a home on that same property, the property owner should understand that there are criteria that will need to be satisfied to rebuild.

First, the existing on-site sewage disposal system (OSDS) will need to be located and evaluated by a licensed septic professional and percolation testing will need to be conducted. The evaluation provides information necessary to determine if the existing OSDS is adequate to serve the proposed replacement dwelling and if adequate soils are present to accommodate the sewage disposal needs of the replacement dwelling. If the percolation testing is unsatisfactory or if it is proven that there is insufficient area on the lot, replacement may not be permitted, or limits may be set as to the size of the proposed dwelling. EH always recommends evaluating the existing septic system and completing percolation testing prior to demolishing any dwelling to ensure that adequate soils and area are present to satisfy current regulations and to safeguard against a dwelling being demolished in a manner that may adversely affect the possibility of replacement.

Second, surveyor's site plans must be submitted, illustrating the location of the proposed replacement dwelling, a sewage disposal area and system design that satisfies the criteria described in the percolation test results letter and an adequate well location (if served by a well). If the property is located in the Critical Area, the site plan must also include Best Available Technology (BAT) per COMAR 26.04.02.07. Furthermore, the surveyor's site plan must demonstrate that all of the required septic and well setbacks can be achieved.

It is imperative that you, the property owner, understand that if the house is demolished prior to the above steps being completed there is a possibility that a replacement dwelling may not be approved in the future.

By signing this document, you acknowledge that EH has informed you of the steps that would need to be completed in order to rebuild a replacement dwelling in the future and that you understand the consequences of demolishing the dwelling without completing the steps outlined in this document.