



Questions?

Please contact the Rockland
County Department of Health
at (845) 364-2656

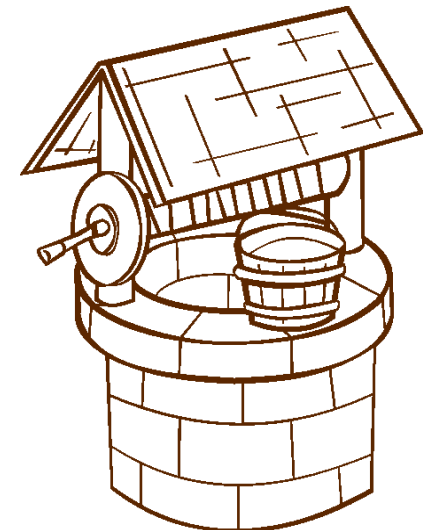


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Keeping your well water safe...

THE PRIVATE WELL TESTING LAW OF ROCKLAND COUNTY

If you get your water from
a private water well,
here is what you
need to know...



...protecting public health & safety

Keeping your well water safe... protecting public health & safety

WHAT IS THE PRIVATE WELL TESTING LAW?

The Private Well Testing Law (PWT) of Rockland County is a local law designed to protect the health and safety of Rockland County residents by requiring the testing of well water under the following circumstances:

- If the well is newly constructed. Test results are required prior to issuance of a Certificate of Compliance.
- If there is a property transfer or sale. These test results are valid for 1 year.
- If it is a rental property. It is required that a rental be retested every 5 years or when the property is sold.

WHO SHOULD KNOW ABOUT THIS LAW?

If you live in Rockland County and obtain your water from a private well, then you need to know about the PWT law.

WHO DOES THE WATER TESTING?

The New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) must approve a testing laboratory. Only ELAP-certified labs, which are also registered with the Rockland County Department of Health (RCDOH), may perform this testing under the law.

WHO PAYS FOR THE TESTING?

The property owner, seller or landlord must cover the costs of water testing.

WHEN DID THE LAW TAKE EFFECT?

- Testing requirements for newly drilled wells went into effect in February of 2005.
- Testing requirements for property sales or transfers went into effect in August of 2005.
- Testing requirements for rental properties went into effect in February of 2006.

HOW DO I LOCATE AN ELAP LAB?

Residents can contact the Department of Health at 845-364-2656, ask your realtor or attorney, or visit our website at: <http://rocklandgov.com/departments/health/a-z-index/>

WHEN CAN I EXPECT THE TEST RESULTS?

Typically, it takes about 4 weeks from the time the seller gets the water tested to the time they get results. A seller must provide the well testing report to the buyer within 60 days of the initial ordering of the water test. Both parties must sign an affidavit and submit it to the RCDOH upon consummation of the sale.

DO WELLS ON RENTAL PROPERTY HAVE TO BE TESTED?

Yes, well water on rental properties has to be tested every five years or when the property is sold/transferred. Landlords are required to provide tenants with a copy of water results as soon as they become available.

WHAT HAPPENS IF THE WATER TEST FAILS?

In the case of a rental, landlords have an immediate obligation to provide an alternate source of potable water to the tenants. Any sub-standard condition must be corrected within 60 days, or as soon as practical. In the case of a sale, the seller must notify the purchaser within 15 days if any of the testing parameters failed to conform to the standards of the PWT law. In such cases, the seller has the option of correcting the condition or canceling the contract at their own cost. The buyer may also choose to accept the property as-is and assume responsibility for correcting the condition.

ARE THERE PENALTIES FOR VIOLATING THE LAW?

Property owners, sellers or landlords who violate the law may be subject to a fine in excess of \$2,500