



Rules below come from official township, county and state sources (linked). Rules change, so confirm with the township before closing.

### 1 Is the home on septic and/or a private well?

- ☐ Ask the seller for the septic permit, system drawing and **last pumping receipt**.
- ☐ **Bucks:** permits via the Bucks County Health Department [Sewage Program](#). **Montgomery:** the County Office of Public Health holds on-lot permits issued **after 1991**; older permits may be held by the township ([OPH FAQs](#)).

### 2 Check the township's pumping rule (many require proof every 3 years)

| Township                             | Rule                                                                                                                                                                         | Source                                                                 |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| <b>Doylestown Twp</b>                | Pump & inspect every 3 yrs by a Township-approved hauler; report to Township. Homes with a well + on-lot septic also need a <b>coliform (E. coli) water test every 3 yrs</b> | <a href="http://doylestownpa.org">doylestownpa.org</a>                 |
| <b>Plumstead Twp</b>                 | Pump at least every 3 yrs by a licensed pumper/hauler; form to Township within 30 days                                                                                       | <a href="http://plumstead.org">plumstead.org</a>                       |
| <b>Solebury Twp</b>                  | Pump & visually inspect at least every 3 yrs (sooner if solids/scum exceed 1/3 of liquid depth)                                                                              | <a href="http://soleburytwp.org">soleburytwp.org</a>                   |
| <b>Milford Twp (Quakertown area)</b> | Pump at least every 3 yrs; receipt to Township within 30 days                                                                                                                | <a href="http://milfordtownship.org">milfordtownship.org</a>           |
| <b>Springfield Twp (Bucks)</b>       | Pump at least every 3 yrs                                                                                                                                                    | <a href="http://springfieldbucks.org">springfieldbucks.org</a>         |
| <b>West Rockhill Twp</b>             | Pump every 3 yrs (Ord. 212)                                                                                                                                                  | <a href="http://westrockhilltownship.org">westrockhilltownship.org</a> |
| <b>East Rockhill Twp</b>             | Pump at least every 3 yrs; receipt within 30 days                                                                                                                            | <a href="http://ecode360.com">ecode360.com</a>                         |
| <b>Upper Makefield Twp</b>           | Pump at least every 3 yrs by a licensed hauler (some areas every 2 yrs + annual owner inspection report)                                                                     | <a href="http://uppermakefield.org">uppermakefield.org</a>             |
| <b>Nockamixon Twp</b>                | Pump at least every 3 yrs by a licensed hauler (Ord. 147)                                                                                                                    | <a href="http://nockamixontownship.org">nockamixontownship.org</a>     |
| <b>Tinicum Twp</b>                   | Sewage management permit program (Ord. 246)                                                                                                                                  | <a href="http://tinicumtownship.org">tinicumtownship.org</a>           |
| <b>Upper Salford Twp</b>             | Pump at least every 3 yrs by a Township-registered hauler (Ord. 2011-1); submit receipt                                                                                      | <a href="http://uppersalfordtownship.com">uppersalfordtownship.com</a> |
| <b>Lower Salford Twp</b>             | Pump at least every 3 yrs (sooner if solids/scum exceed 1/3)                                                                                                                 | <a href="http://ecode360.com">ecode360.com</a>                         |
| <b>Lower Frederick Twp</b>           | Proof of pumping & inspection every 3 yrs; <b>must be compliant when selling</b>                                                                                             | <a href="http://lowerfrederick.org">lowerfrederick.org</a>             |

**General guidance (EPA):** inspect at least every 3 years; pump typically every 3–5 years. [epa.gov/septic](http://epa.gov/septic)

### 3 Septic inspection for the sale

- ☐ Use a **PSMA-certified** inspector ([find one at psma.net](#)) and ask what the written report covers.
- ☐ Book early. Pumping is usually part of the inspection, and a backed-up schedule delays closings.
- ☐ Confirm the township's pumping/compliance paperwork is current (see table).

### 4 Private well

- ☐ **Test:** PA DEP recommends testing every year for total coliform bacteria, nitrate, total dissolved solids and pH with a state-certified lab, and again after flooding or well work ([PA DEP](#)).
- ☐ **Arsenic:** USGS found about 10% of wells across the Newark Basin (incl. Quakertown & New Hope study areas) exceeded EPA's arsenic limit. A bacteria test won't catch it, so ask the lab to add arsenic ([USGS](#)).
- ☐ **Kits:** Bucks County Health Dept. sells coliform sampling kits ([info](#)).
- ☐ **New/modified wells** need a county permit: [Bucks](#) · [Montgomery](#). PA has no statewide private-well construction or testing rules ([Penn State Ext.](#)).

#### Questions to ask

- Is the home on public sewer or septic? Public water or a private well?
- When was the tank last pumped? Can we see the receipt and the system permit/drawing?
- Does the township require proof of pumping, and is the property currently compliant?
- Is the septic inspector PSMA-certified, and what will the written report cover?
- When was the well last tested, by a state-certified lab, and for what? Was arsenic included?
- Has the well been modified or replaced, and was it permitted by the county?

### Need a pumper, inspector or well tester fast?

One free request → up to 3 independent local providers contact you. Confirm licensing and get a written quote before hiring.

[flowandtank.com](http://flowandtank.com)

Call/text (267) 404-6080

[AfterhourslineLimited@gmail.com](mailto:AfterhourslineLimited@gmail.com)