

**Washington County Environmental Department
Brenham, Texas
(979)277-6290**

GENERAL SEPTIC SYSTEM INFORMATION

- **The property owner must contact this office** to receive information on different types of septic systems, their maintenance and long-term cost, **before completing a permit application**. Permit applications are not available online or from any other source. This is intended to help the owner make an informed decision when choosing a type of system to install on their property. **If there is a contract for sale of the property, the purchaser should contact this office.**
- **Aerobic “ATU” systems are NOT required by Washington County.** Decisions regarding system type must take the owner’s wishes into consideration. The owner may choose to install any type system, as long as it meets code.
- **All septic systems require a permit**, regardless of acreage, and regardless of who is to do the work. Permit applications expire 1 year from the date of application, and fees are non-refundable. Permit application fees are currently \$160 for single-family residential, and \$260 for all others.
- **Minimum Acreage and Small Lot Requirements for a Single Residence:**
 - A. **If subdivided on or after June 15, 2009** - 1.5 acres with an on-site water well; 1.0 acres if no on-site water well **and** served by a public water supply.
 - B. **If subdivided between January 1, 1988 and June 14, 2009** - 1.0 acres with an on-site water well; 0.5 acres if no on-site water well **and** served by a public water supply; **smaller lots require a professional design.**
 - C. **If subdivided before January 1, 1988** – No minimum acreage; any size lot may be approved for a septic system provided all requirements are met; **lots unable to meet requirements require a professional design.**

Lot size as well as many other factors affects development feasible on a tract of land. Meeting minimum acreage requirements and/or having a professional design do not guarantee that a permit can be issued.

- **Minimum Acreage for Additional Dwellings (2 or more):**
 - A. With an on-site water well, regardless of when the property was subdivided, minimum required total acreage equals the number of dwellings times 1.5 acres.
 - B. No on-site water well **and** served by a public water supply, regardless of when the property was subdivided, minimum required total acreage equals the number of dwellings times 1 acre.
- **Systems to be located on more than one lot/tract** require the recording of an affidavit stating that the properties are joined and cannot be sold separately.