



DEPARTMENT OF PLANNING AND DEVELOPMENT

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ONSITE POLICY/PROCEDURE FOR ANNUAL MAINTENANCE OF SEPTIC SYSTEMS FOR SHORT TERM RENTALS

POLICY

Lincoln County Board of Commissioners adopted Ordinance #523 on October 27th, 2021. The Ordinance delegates authority to the Onsite Waste Division in the Planning Department to establish annual maintenance requirements for the owners of Short Term Rentals (STR's) utilizing onsite septic systems for waste water disposal.

REGULATORY BACKGROUND

Ordinance #523 states:

"The Onsite Waste Division is delegated authority to adopt the periodic maintenance requirements specific to the type of system in use, including the intervals at which maintenance will be required."

"All fees associated with the program shall be set by separate Order of the Board of Commissioners."

GOALS AND OBJECTIVES

To provide for the peace, health, safety and livability of residents of, and visitors to, Lincoln County. To reduce the potential for public health and environmental hazards associated with the failure of STR's onsite septic systems through periodic and ongoing maintenance.

PROCEDURES

1. Each STR owner shall have maintenance conducted annually on their onsite septic system.
2. Maintenance will comprise of the following:
 - a. Septic tank(s) shall be pumped if the scum and sludge layer exceeds more than 35% of the total tank volume.
 - b. Septic tank lids shall be intact.
 - c. Septic tank baffles shall be intact.
 - d. Septic tank shall be watertight and in good condition.
 - e. Septic tank shall be free from defects, leaking signs of deterioration.
 - f. There shall be no discharge of sewage on the ground surface.
 - g. There shall be no discharge of sewage to surface waters.
 - h. There shall be no sewage backup into plumbing fixtures.

3. All maintenance shall be conducted by a Department of Environmental Quality (DEQ) licensed contractor to perform maintenance activities as required in Oregon Administrative Rules, Chapter 340, Division 071 and 073.
4. An Annual Maintenance Report (attachment) shall be submitted by the contractor to the Lincoln County Onsite Waste Management Division in the Lincoln County Planning Department.
5. The report must be submitted to the Lincoln County Planning Department through OnlineRME, with the fees established by the Board of Commissioners.
6. Failure to submit the report or failure to correct deficiencies noted within a report could result in STR license revocation by the Lincoln County Sheriff's Office (LCSO) pursuant to Ordinance #523.



Onno Husing, Director, Lincoln County Planning Department