



**The Maryland Department of the Environment
Secretary Serena McIlwain**

House Bill 747

Environment - On-Site Wastewater Systems - Requirements for Inspection and Pumping Services

Position: Support with Amendments
Committee: Education, Energy, and the Environment
Date: March 25, 2025
From: Alex Butler, Deputy Director of Government Relations

The Maryland Department of the Environment (MDE) **SUPPORTS** HB 747 **AS AMENDED**.

Bill Summary

House Bill 747 introduces new inspection and pumping requirements for on-site wastewater systems when a property is being rented or sold. Starting January 1, 2026, a property owner or landlord must have had the on-site wastewater system inspected by a licensed property transfer inspector and pumped out within 3 years prior to the property being sold or a new tenant moving into the property.

Position Rationale

MDE supports the bill as amended by the House. The bill's requirements are a reasonable and practical way to protect water quality, ensure on-site wastewater systems are functioning properly, and protect both homebuyers and renters.

HB 747 is drafted to § 9-217.2 of the Environment Article, which is set to be repealed on June 30, 2025. Its repeal aligns with the creation of the State Board of On-Site Wastewater Professionals under Title 9, Subtitle 11A of the Environment Article. The Board will ultimately oversee licensing and certification in the on-site wastewater field. The Board was created by HB 318 of 2022 but was not fully seated under 2024 due to legislation revising the Board's membership in 2023 (HB 30/SB 7) and need for Senate confirmation for many of the members, which occurred during the 2024 Session.

In order to assure a smooth regulatory transition from the requirements for property transfer inspectors over to the Board, MDE requested an amendment to extend the sunset provision of § 9-217.2 and the subsequent MDE regulations and Board licensing requirements by two years, to reflect the two-year delay in seating the Board.

House Bill 747 reinforces Maryland's commitment to safeguarding water quality and renter/homebuyer protections. Accordingly, MDE asks for a **FAVORABLE** report for HB 747.

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