



**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: Environment and Transportation
Date: February 19, 2025
From: Alex Butler, Deputy Director of Government Relations

The Maryland Department of the Environment (MDE) **SUPPORTS HB 747 WITH AMENDMENTS.**

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

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.

MDE would offer a set of amendments to the bill related to certain sunset and implementation dates. House Bill 747 is drafted to § 9-217.2 of the Environment Article, which is set to be repealed on June 30, 2025.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 requests 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 WITH AMENDMENTS** report for HB 747.

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Amendments

AMENDMENT NO. 1

[Modifies the bill's purpose paragraph and adds a function paragraph]

On page 1, in line 10, after “manner;” insert “extending a certain sunset date and certain regulation and licensing implementation dates;”; and after line 21, insert:

“By repealing and reenacting, with amendments,
Chapter 419 of the Acts of the General Assembly of 2022
Sections 6-8”.

AMENDMENT NO. 2

[Extends the sunset of § 9-217.2 from June 30, 2025 to June 30, 2027. Extends the requirement for MDE to adopt on-site wastewater professional licensing regulations from July 1, 2025 to July 1, 2027. Extends the requirement that all individuals who provide on-site wastewater services be licensed by the State Board of On-Site Wastewater Professionals from July 1, 2026 to July 1, 2028.]

On page 3, after line 29, insert:

“SECTION 2. BE FURTHER IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
That the Laws of Maryland read as follows:

Chapter 419 of the Acts of 2022

SECTION 6. AND BE IT FURTHER ENACTED, That, on or before July 1, ~~2025~~2027, the Department of the Environment, in consultation with the State Board of On-Site Wastewater Professionals, shall adopt regulations to implement Section 2 of this Act.

SECTION 7. AND BE IT FURTHER ENACTED, That on or before July 1, ~~2026~~2028, all individuals who provide on-site wastewater services in the State shall be licensed by the State Board of On-Site Wastewater Professionals.

SECTION 8. AND BE IT FURTHER ENACTED, That Section 3 of this Act shall take effect June 30, ~~2025~~2027.”.

AMENDMENT NO. 3

[Amend the effective date of HB 747 to prevent § 9-217.2 from sunseting before HB 747 can take effect]

On page 3, in line 30, strike “2” and substitute “3”; in the same line, after “That” insert “Section 1 of”; in line 31, strike “October” and substitute “June”; and after line 31, insert:

SECTION 4. AND BE IT FURTHER ENACTED, That Section 2 of this act shall take effect July 1, 2021.”.