

BENJAMIN BROOKS
Legislative District 10
Baltimore County

Education, Energy, and the
Environment Committee

Energy Subcommittee



THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

Chair, Joint Electric Universal
Service Program Workgroup

Annapolis Office
James Senate Office Building
11 Bladen Street, Room 303
Annapolis, Maryland 21401
410-841-3606 • 301-858-3606
800-492-7122 Ext. 3606
Benjamin.Brooks@senate.state.md.us

District Office
Windsor Mill Office
8419 Liberty Road, Suite B
Windsor Mill, Maryland 21244
410-496-4037

TESTIMONY IN SUPPORT OF SB 165
Environment – On-Site Wastewater Systems – Requirements for Inspection
And Pumping Services and Implementation Dates

Education, Energy and the Environment Committee
February 3, 2026

Chair Feldman, Vice Chair Kagan, and Members of the Committee:

Thank you for the opportunity to testify in support of Senate Bill 165, On-Site Wastewater Systems – Requirements for Inspection and Pumping Services and Implementation Dates. The bill establishes new requirements for inspecting and pumping septic systems when a property changes occupancy or ownership, with limited exceptions. Specifically, it sets clear, phased requirements that balance homeowner readiness and public health protection.

Beginning June 1, 2026, landlords must ensure systems are inspected and pumped by July 1, 2028, and before new tenants occupy properties. For property sales starting July 1, 2028, contracts must include inspection and pumping as conditions of sale, with closing contingent upon delivery and review of inspection and pumping documentation. These requirements also include reporting of failed systems to the Delegated Authority and timelines for licensing and regulatory implementation by the Department of the Environment, ensuring an orderly transition.

Failing septic systems are a growing, but largely untracked source of pollution in Maryland, exacerbated by changing rainfall, and decades of improperly placed infrastructure. The lack of proactive inspections and adequate resources for homeowners leaves communities exposed to serious public and environmental health risks.

SB 165 advances public health protection, environmental stewardship, and fairness in housing transactions across our state. For these reasons, I respectfully urge the Committee to issue a favorable report on SB 165.

With kindest regards,

A handwritten signature in cursive script that reads "Benjamin T. Brooks".

Benjamin Brooks