Cambria Sewer Lateral Requirements –

SLO Coastal Association of REALTORS®

The Cambria Community Services District (CCSD) recently adopted Ordinance No. 02-2026, which updates requirements for private sewer laterals. The new requirements are particularly important for REALTORS® and property owners because a change in ownership triggers a sewer lateral inspection requirement.

Q: Where should the inspection be sent for review?
You can send your inspections to **Inspections@cambriacsd.org**

Q: When does the new requirement take effect?

Ordinance No. 02-2026 was adopted by the CCSD Board on August 13, 2026, and becomes effective 30 days after adoption. Effective September 12, 2026.

Q: Is a sewer lateral inspection required when a property is sold?

Yes. Before the close of escrow for a change in ownership of property connected to the CCSD sewer system, the seller must obtain a sewer lateral inspection and disclose the results to the buyer.

Q: Who is responsible for obtaining the inspection?

The seller is responsible for obtaining the required inspection before close of escrow.

Q: What happens if the inspection identifies a problem?

If the sewer lateral is determined to be defective under CCSD standards, the District's regulations require the property owner, at the owner's expense, to repair or replace the defective lateral.

Q: Does every failed inspection require complete replacement of the sewer lateral?

No. Depending on the condition of the lateral, a repair may be sufficient. CCSD has authority to determine the extent of the repair or replacement necessary.

Q: Does the repair have to be completed before escrow can close?

The ordinance clearly requires the inspection and disclosure before close of escrow. REALTORS® should not assume, however, that every identified defect automatically prevents escrow from closing.

Q: How long is an inspection valid?

A qualifying sewer lateral inspection is generally valid for two years. Newly installed sewer laterals that have received the required inspection and District acceptance are generally exempt from another inspection for five years.

Q: What types of issues could cause a lateral to be considered defective?

Potential issues include root intrusion, displaced or offset joints, deterioration, defective cleanouts, inflow or infiltration, and other conditions that could contribute to blockage or failure. Inspections also address improper connections of stormwater sources such as roof downspouts and area drains.

Q: What should REALTORS® do when listing property in Cambria?

Agents should identify early whether the property is connected to the CCSD sewer system and discuss the sewer lateral inspection requirement with the seller before entering escrow whenever possible. Early inspection may help avoid unexpected repairs or delays near closing.

Q: Where can I read the ordinance?

Ordinance No. 02-2026 and the August 13, 2026 CCSD Board meeting materials are available here;
https://d2kbkoa27fdvtw.cloudfront.net/cambriacsd/360209d76a3a469f7d445645fd8138790.pdf