

SAMPLE Common Sewer Lateral Maintenance and Easement Agreement

WHEREAS ___record owner(s) property A___ and ___record owner(s) property B___ are the owners of record of ___residential or commercial___ properties located at ___street address, city, PA zipcode___, ___lot and block number___ (property A) and ___street address, city, PA zipcode___, ___lot and block number___ (property B), Recorder of Deeds book volume _____, pages _____ and _____, both of which are located in Allegheny County, and;

WHEREAS the Allegheny County Health Department has identified the existence of a Common Sewer Lateral (CSL) that has no maintenance agreement and easement recorded in the deed to the properties it serves, and;

WHEREAS the Allegheny County Health Department Rules and Regulations for Plumbing and Building Drainage, Article XV, Section ___ requires that all properties served by CSL that are to undergo improvements, including the construction of additional structures, become subject to CSL Maintenance and Easement Agreements, duly notarized, recorded and filed with the deeds for said properties, and;

WHEREAS improvements and/or structures are to be or have been constructed on either or both of the properties described above, and;

NOW, THEREFORE, in accordance with Allegheny County Health Department Rules and Regulations for Plumbing and Building Drainage, Article XV, ___record owner(s) of property A___ and ___record owner(s) of property B___ hereby declare and agree as follows:

1. There presently exists a CSL, as defined by local regulation, for the properties described above.
2. The record owners above are jointly responsible for maintenance of the CSL in accordance with all Pennsylvania, Allegheny County, and municipal regulations or ordinances.
3. In the event of a deed transferring one or more of the properties above, there shall be included in the recital of said deed or deeds an obligation of maintenance, of the aforementioned CSL.
4. All present and subsequent owners of the above described properties, or subsequent owners of parcels that are subdivisions of the properties described above, shall have the right and privilege to enter the properties described above or any subdivided portion thereof for the purpose of installation of a private sewer line or the maintenance of the CSL serving their properties.

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5. This easement shall include the obligation of the present and any subsequent record owners benefiting from the CSL to assume joint and several responsibility and liability for maintaining the CSL that serves their properties.
6. This easement and maintenance declaration and all rights, privileges, duties and obligations arising therefrom shall extend to all present and future record owners of the above described properties and their heirs, executors, administrators, assigns and successors in interest.

IN WITNESS THEREOF, the record owners, as parties to this Agreement, have set their hands and seals on this _____ day of _____, 20__.

Record owner(s) property A

Record owner(s) property B

IN WITNESS WHEREOF, I hereto set my hand and official seal.

Notary Public

This is a binding legal document to be used as an example only. The Allegheny County Health Department advises any parties entering into such an agreement to consult with an attorney prior to signing.