



TOWN OF SOUTHAMPTON MASSACHUSETTS

Board of Health

210 College Highway # 4
Southampton, MA. 01073
413 529 1003

CSarti@townofsouthampton.org

Board of Health Members
Kaitlin Swistak- Rooks, Chair
Leah Carrasquillo, Vice Chair
Kathryn Savarese, Clerk

TOWN OF SOUTHAMPTON

BOARD OF HEALTH REGULATIONS FOR SOUTHAMPTON ON-LOT SEPTIC SYSTEMS

FEBRUARY 1, 2026

Purpose

It is the purpose of these regulations to protect the public health, safety, and welfare by ensuring that on-lot septic systems in the Town of Southampton are properly permitted and constructed, and that all on-lot septic systems are constructed in such a way that they can be serviced and inspected properly without unnecessary disruption to the property.

Authority

These regulations are enacted by the Town of Southampton Board of Health, hereafter referred to as the Board, under the authority which includes, but is not limited, to one or more of the following: MGL, C. 111, §§ 31, 122, 122A, 127 A&B, 143, 155, 187, 188, State Sanitary Code 105 CMR 410.00, State Code of Mass. Regulations 310 CMR 11.02 and MGL C. 40 § 54. Specifically, **310 CMR 15.221: General Construction Requirements for All System Components** as it relates to on-lot septic systems.

(7) The top of all system components, including the septic tank, distribution box, and pump chamber, dosing chamber, and soil absorption system, shall be installed no more than 36" below finish grade.

(13) For septic tanks and d-boxes equipped with risers, the risers shall be no deeper than six inches below ground surface.

These regulations supersede all similar previous regulations for on lot septic systems adopted by the Board in the same category.

ON LOT SEPTIC SYSTEMS:

1. Residents in Southampton are not required to obtain a permit or pay a fee for the replacement of a failing distribution box (D Box) identified during a Title 5 septic system inspection. The Southampton Board of Health mandates that all final inspections for newly installed D Boxes must be conducted by its designated health agent to verify compliance with state and local sanitation and public health codes. Property owners

must coordinate with the Southampton health agent to schedule and complete the final inspection promptly upon replacement of the D Box.

**If a Certificate of Compliance is required, a Disposal Works Permit and associated fee will be required.*

2. For dwellings undergoing a Title 5 inspection that have been vacant for more than six months before the initial inspection, an additional inspection must be conducted after the property has been reoccupied for a minimum of six months. This mandate ensures compliance with wastewater management standards by helping to establish the septic system's functionality following extended periods of disuse.
3. During a Title 5 inspection if it is determined that the access covers for the septic tank and/or D Box are greater than six (6) inches below grade, the owner of the property will be required to install sealed risers on all access points of the septic tank (inlet and out let baffles and main cover), including the D-Box to bring access to within 6 inches of the surface of the ground. Further, all pump chambers and outlet baffles with filters will also require the installation of risers that are accessible at the surface level of the ground. This will require a Disposal Works Permit to be issued, any associated fees paid to the Southampton and will also require the Board of Health Agent to verify proper installation.
4. All on-lot septic systems to be inspected require that the Southampton Board of Health Agent be present at the time of the inspection and shall submit a report to the Board of Health in a timely manner. The Board of Health will require a fee payable to the Town of Southampton.

Penalties

- (1) Whoever himself or by his servant or agent, or as the servant or agent of any person, firm, or corporation, violates any of the provisions of these regulations is subject to a fine or additional fees.
- (2) Any person who violates any provision of these regulations, or who fails to comply with any final Order of the Board, for which a penalty is not otherwise provided in any of the Massachusetts General Laws, shall upon conviction, be fined not less than one hundred (\$100) nor more than one thousand (\$1,000) dollars per violation.
- (3) Each day's failure to comply with a final Order, or any provision of this regulation, shall constitute a separate violation.

Amendments.

- A. These regulations or any portion of them may be amended, supplemented, or repealed from time to time by the Board of Health, with notice as provided by law, on the Board of Health's own motion or by petition.

Severability.

- A. If any provision of these regulations or the application thereof is held to be invalid by a court of competent jurisdiction, the invalidity shall be limited to said provision(s) and the remainder of these regulations shall remain in full force and effect.
- B. Any part of these regulations subsequently invalidated by a new state law or modification of an existing state law shall automatically be brought into conformity with the new or amended law and shall be deemed to be effective immediately, without recourse to a public hearing and the customary procedures for amendment or repeal of such regulation.

Effective date.

The effective date of these regulations is February 1, 2026. These regulations were adopted by vote of the Town of Southamptn Massachusetts Board of Health, at their regularly scheduled meeting held on January 15 , 2026 and are to be in full force and effect on and after February 1, 2026.

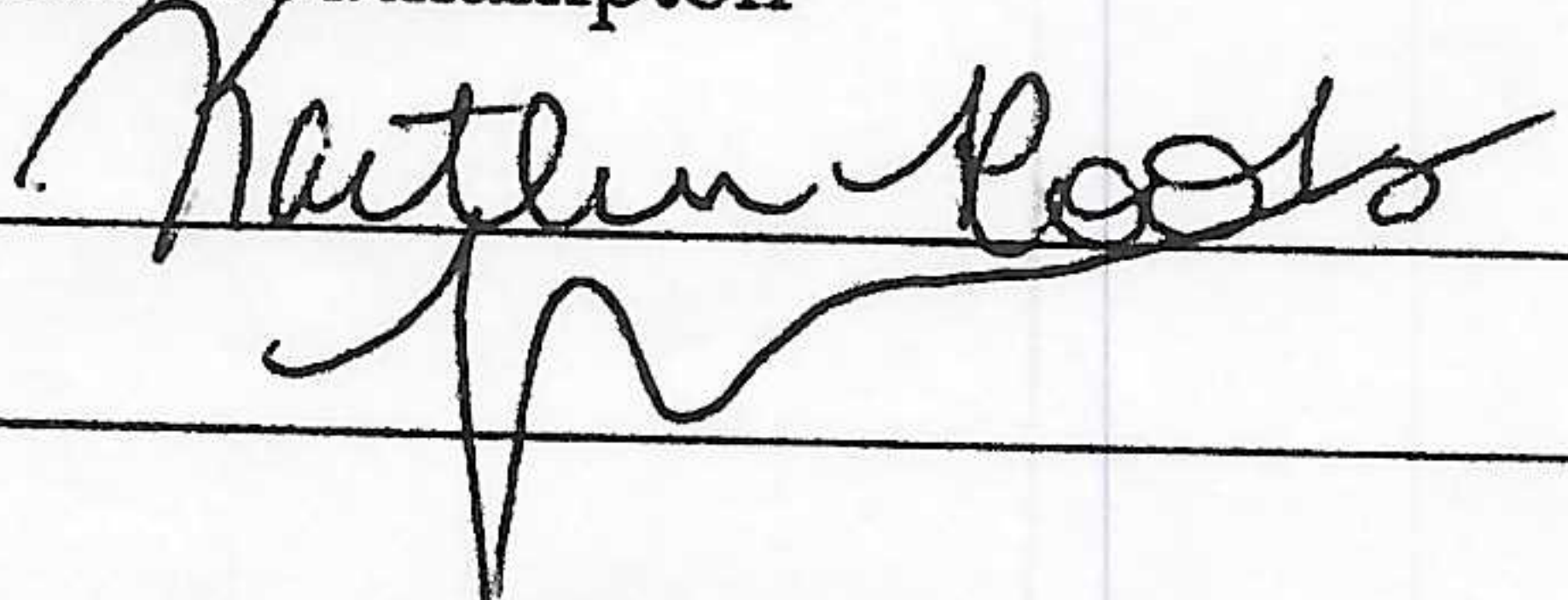
Before said date, these regulations shall be published, and a copy placed on file in the Board of Health Offices and filed with the Department of Environmental Protection, Division of Wastewater Management in Boston. These regulations or any portions thereof may be amended, supplemented, or repealed by the Board, as provided by law and applicable regulations.

Disclaimer.

The issuance of an on-lot septic permit or Certificate of Compliance shall not be construed as a guarantee or certification by the Board or its agents that the septic system will function satisfactorily for its intended use.

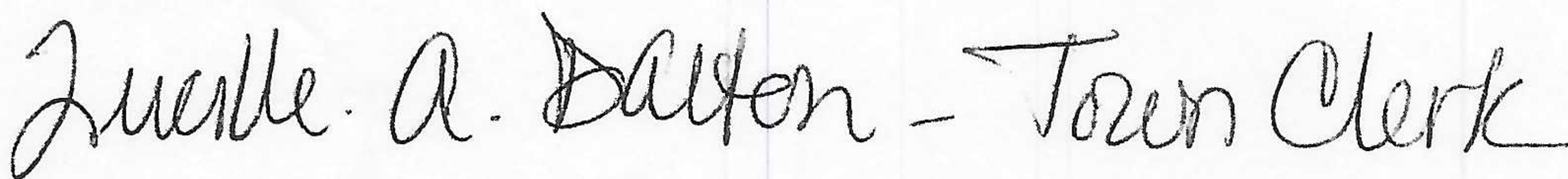
Adopted this day January 15, 2026

Board of Health, Southamptn



Recorded with Town of Southamptn, Town Clerk on: 1-20 2026

Mailed: Copy to the State Department Environment Protection

 - Town Clerk

