



Environmental Services

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MEMORANDUM

TO: Lenders and realtors

FROM: Evan Kane, Manager, Groundwater Management Section

DATE: October 20, 2020

RE: Refinancing or re-sale of existing homes with private wells

Wake County Human Services Board Regulations Governing Well Construction and Groundwater Protection in Wake County require permitting and inspection of any new private drinking water well¹ and require inspection and testing of existing private drinking water wells when they will serve a new home. These regulations require that, prior to issuance of a certificate of occupancy for a new home served by a private drinking water well, the well must be tested and found to meet water quality standards for all required tests.

These regulations have been in place since 1987. Testing requirements for wells serving new construction have evolved over time since the first adoption of these regulations.

Regular maintenance and monitoring of private drinking water wells following initial approval of the well is the responsibility of the well owner. Wells that pre-date the county's well regulations do not require approval as a water supply unless they are proposed as water supply for newly-constructed buildings.

Wake County recommends that all users of private drinking water wells have their water tested periodically as outlined on our Well Water Testing page.

Wake County offers testing and technical assistance for users of existing private wells. Commercial drinking water labs also provide drinking water testing services. [Click here for a list of state-certified drinking water labs.](#)

¹*"Private drinking water well" is defined in North Carolina General Statute 87-85 as a well that serves or is proposed to serve 14 or fewer service connections or 24 or fewer individuals. A well serving 15 or more service connections is a community water supply and is regulated by the [Public Water Supply Section of NC DEQ.](#)*