

MUNICIPALITY OF ANCHORAGE



Community Development Department
Development Services Division
On-Site Water and Wastewater Program

Phone: 907-343-7904

Mayor Suzanne LaFrance

Title & Real Estate Companies Doing Business within the MOA

Certificate of On-Site Systems Approval (COSA)

We are aware title transfers occur without required COSAs. In many cases this may be an oversight or lack of understanding. Please note the only exceptions to the requirement to obtain a COSA are transfers between spouses and transfers to a family trust. The requirement to obtain a COSA applies to the entire municipality from Knik River to Portage. Our goal is to work with all entities involved to ensure that COSAs are obtained as required by municipal law.

The MOA On-Site Water and Wastewater Section regulates private wells and wastewater disposal systems serving single family homes and duplexes (AMC 15.55 and 15.65). In addition to issuing permits for new systems and upgrades to existing systems, we are tasked by municipal code to issue Certificates of On-Site Systems Approval (COSA) for existing wells and septic systems at the time of title transfer. The purpose of the COSA is to demonstrate these systems are in conformance with municipal regulations. The goal is protection of the aquifers and public health.

AMC 15.65.060A reads as follows: *Prior to the transfer by gift, deed or contract of ownership or use interest in an on-site wastewater disposal system regulated by this chapter the transferor shall obtain a COSA from the department.* AMC 15.55.055 has a similar requirement pertaining to private wells.

*If a COSA is not obtained prior to transfer of title, **the wastewater disposal system shall be deemed out of compliance with this chapter until such time as a certificate is obtained. Non-compliance could result in citations or fines.***

If you have any questions regarding the need for a COSA or regarding the COSA process, please feel free to call On-site at 907-343-7904

Thank You