Department of Planning and Budget
2026 General Assembly Session
State Fiscal Impact Statement

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Bill Number: SB 401 **Patron:** Jordan
Bill Title: Authorized septic system inspectors.

Bill Summary: Provides that an inspection performed by an authorized septic system inspector, as defined in the bill, may include flow testing, dye testing, camera scoping, inspection of readily accessible system components, sludge or scum measurement, hydraulic load testing, interior inspection of the septic tank, and excavation. The bill provides that system components are not considered readily accessible if access requires removal of surface material exceeding 24 inches in depth to uncover septic tank access lids, distribution devices, or other inspection ports. The bill requires an authorized septic system inspector to, prior to conducting an onsite septic system inspection, review any operation permit, discuss with the client the available testing methods and recommended scope of services, and provide the client with a written contract that includes the agreed upon scope of services, including any digging or excavation deemed reasonably necessary, the cost of the inspection, and a statement regarding pumping the septic tank.

Budget Amendment Necessary: No **Items Impacted:** None
Explanation: This bill involves the Department of Professional and Occupational Regulation (DPOR); however, no budget action is needed.

Fiscal Summary: It is anticipated that this bill will not result in a fiscal impact to DPOR.

Fiscal Analysis: The bill amends the requirements for performance of a septic system inspection. Authorized septic system inspectors must hold certain licenses from DPOR's Board for Waterworks and Wastewater Works Operators and Onsite Sewage System Professionals.

No action is required by the Board, but they may choose to communicate this change to regulant members or incorporate it into updated guidance. Impact estimates are not yet available from DPOR, but it is anticipated that any actions by the Board can be completed through regularly scheduled meetings with existing resources.

The Virginia Department of Health (VDH) currently regulates septic system design, installation, and operation. VDH anticipates that this bill will not result in a fiscal impact.

The bill continues the penalty of a Class 3 misdemeanor for performing septic system inspections without appropriate credentials.

This impact estimate is preliminary and may be updated if new information becomes available.

Other: This bill is the companion to HB 1178.