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

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Bill Number: HB1178 ER **Patron:** Pope Adams
Bill Title: Authorized septic system inspectors.

Bill Summary: Amends the definition of "readily accessible" to clarify that the system must be "openable" and must not require the removal of surface material exceeding 30 inches in depth. The bill also clarifies that a written report must be submitted to the client within 10 business days from the start of the inspection unless otherwise agreed to in writing, and indicate whether the system is operating as intended. The bill removes the requirement that the report include the advertised bedroom count or design capacity as listed in the multiple listing service.

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 septic system inspection reports. 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.

Other: This bill is the companion to SB 401.