County of Santa Cruz

HEALTH SERVICES AGENCY
Environmental Health Division
701 Ocean St. Room 312, Santa Cruz, CA 95060
(831) 454-2022 TDD/ TTY: Call 711
EnvironmentalHealth@santacruzcountyca.gov
www.scceh.org

Water Source Evaluation upon Transfer of Property

This form is intended for use in Santa Cruz County, *including all cities and unincorporated areas of the County*.

To ensure compliance, the completed form and laboratory report must be provided to the property buyer, and submitted to the Santa Cruz County Environmental Health Division via email at ENVPointofsale@santacruzcountyca.gov.

Summary of Ordinance
Authority: Santa Cruz County Code Chapter 7.73.075

In 2025, the Board of Supervisors approved changes to the Santa Cruz County Code governing Individual Water Systems (IWSs). Sellers of real property that is served by an individual water system, typically a domestic well but also spring boxes and stream diversions, must now complete water quality and yield testing before a property transfer. No upgrades or treatments are required if such testing shows the IWS does not meet water quality or yield standards. If there are multiple active potable water sources, they must all be tested.

Part 1: Water Quality Testing

1) Water Quality Testing Prior to Sale of Property.
   Water sample collection must be obtained by a qualified third party. Water quality testing must be performed by an Environmental Laboratory Accreditations Program (ELAP) accredited laboratory before the completion of a property transfer. Tests must have been completed within three (3) years prior to the date of transfer. Water samples should be taken at the source (i.e. well or spring), including systems that require treatment.

   a. Bacteriological analysis for total coliform organisms (presence/absence)

Bacteriological Quality Results:

☐ Meets Standards

☐ Does not Meet Standard

b. Chemical Analysis (typically under a Title 22 inorganics panel) includes the following:

Aluminum, Antimony, Arsenic, Barium, Beryllium, Cadmium, Chloride**, Total Chromium, Hexavalent Chromium*, Conductivity**, Fluoride, Iron, Manganese, Mercury, Nickel, Nitrate, Nitrite, Selenium, Total Dissolved Solids (TDS)**, Thallium.

*Hexavalent Chromium testing is required if well is located South of Valencia Creek
** Chloride, Conductivity, and TDS are required for wells in the Coastal Zone and when requested by the County due to known water quality risks.

Chemical Quality Results:

☐ Meets Standards

☐ Does not Meet Standards

Water Sample Collected by or Under Supervision of:

☐Well Drilling Contractor ☐Registered Engineer ☐Water System Operator ☐Well Pump Contractor ☐Other _____

2) Water Treatment Systems.
If the property is served by a water treatment system due to a known contaminant or if a notice of nonstandard water quality has been recorded on the property deed, the seller is required to disclose any active well agreements, contact information of the current service provider, and the associated annual service provider fees. This disclosure is not required to be submitted to Environmental Health.

Water Treatment:

☐ IWS is served by a water treatment system

☐ Not Applicable – no treatment system in use

Part 2: Yield Testing

Yield testing must be performed by a California-licensed C-57 well driller, pumping contractor maintaining a C-61 license with a D-21 classification, registered engineer, registered geologist, certified hydrogeologist, or registered environmental health specialist. The standards vary seasonally and by source type as follows:

a. November Through July. For each connection to a water source, a minimum of three (3) gallons per minute of yield must be sustained during a 3-hour period of continuous pumping.

b. August Through October. For each connection to a well water source, a minimum of two (2) gallons per minute of yield must be sustained during a 3-hour period of continuous pumping.

c. For each connection to a spring or horizontal well, or a stream, a continuous yield of at least one gallon per minute during the dry season (August through October). For tests conducted during the months of November through July, no minimum yield is established, though a yield lower than 2gpm may indicate a supply challenge during the dry season.

Well Pumping Test Results

Property Information:

• Well ID (when applicable, if known): _____

• Address or Parcel Number: _____

Test Information:

• Date of Test: _____

• Contractor Name: _____

• Contractor License Number: _____

☐Well Drilling Contractor ☐Registered Engineer ☐Registered Geologist ☐Well Pump Contractor ☐REHS

Test Summary:

• Length of Test Performed (minimum 3 hours): _____

• Length of Continuous Pumping (wells only): _____

• Estimated Recovery Rate (if pump lost suction and test included recovery cycles, wells only): _____ (gpm)

• Method Used: _____

• Sustainable Yield Determined: _____ (gpm)

Comments:

Certification: I hereby certify under penalty of perjury that the information provided above accurately reflects the well yield test as conducted and is true to the best of my knowledge.

Contractor Signature: _____

Date: _____

Pump Test Results:

☐ Meets Standards

☐ Does not Meet Standards

Part 3: Acknowledgements

Property Address:_____

APN:_____

Estimated date of property transfer (month and year) :_____

The undersigned hereby acknowledges receipt of a copy of this Water Source Evaluation upon Transfer of Property form.

Date _____ Buyer _____

Date _____ Buyer _____

Date _____ Seller _____

Date _____ Seller_____

Brokers and agents do not have the expertise to advise on Individual Water System matters and only a Qualified Professional should be relied upon for advising on the practical and technical implications of Individual Water System conditions on the Property. A broker or agent referral to a Qualified Professional does not guarantee the Qualified Professional's performance