

Educational Materials Concerning Private Well Testing

What does Connecticut Law Require?

CGS Sec. 19a-37 (d): Prior to the sale, exchange, purchase, transfer or rental of real property on which a private or semipublic well is located, the owner shall provide the buyer or tenant notice that educational material concerning private well testing is available on the Department of Public Health web site. If the prospective buyer or tenant has hired a real estate licensee to facilitate the property transaction, such real estate licensee, or, if the prospective buyer or tenant has not hired a real estate licensee, the owner, landlord or closing attorney shall provide to the buyer or tenant an electronic or hard copy of educational material prepared by the Department of Public Health that recommends testing for the contaminants listed in subsection (c) of this section and any other recommendation concerning well testing that the Department of Public Health deems necessary. Failure to provide such notice or educational material shall not invalidate any sale, exchange, purchase, transfer or rental of real property. If the seller or landlord provides such notice or educational material in writing, the seller or landlord and any real estate licensee shall be deemed to have fully satisfied any duty to notify the buyer or tenant.

Recommended Tests for All Private Wells:

Test(s)	When?	Why?
Basic Indicators: • Nitrate • Nitrite • Sodium • Chloride • Iron • Manganese • Hardness • pH • Turbidity • Sulfate • Odor • Apparent Color	Every Year Also any time there is repair work to the well, pump or water pipes, or if your well head was flooded.	Testing for basic indicators provides a general overview of water quality. Some basic indicators above their acceptable limit are associated with health concerns.
Lead (<i>2 samples; first draw & flushed samples should be collected when testing for lead</i>)	At Least Once Also when planning a pregnancy or have a child under the age of 6 in the home; or, if your water is considered corrosive, test every 3-5 years.	Lead can leach from your home's plumbing (pipes, faucets, valves, etc.) system. Corrosive water leaches lead more readily. Lead above the acceptable limit is associated with health concerns. Young children are especially susceptible to harmful effects from lead exposure.
Arsenic, Uranium, Radon	At Least Once Ideally, repeat test every 5 years	Arsenic, uranium and radon are naturally occurring in groundwater in some areas of CT and are associated with health concerns above their acceptable limit.
Volatile Organic Compounds (VOCs)	At Least Once More often if a problem is identified or suspected	Gasoline, oil, solvents or industrial chemicals spilled or leaked on the ground could get into your well water. VOCs above their acceptable limit are associated with health concerns.
Fluoride	Every 5 years when a child under 12 is present	Fluoride can occur naturally in wells throughout CT. A child's permanent teeth can become discolored from excess fluoride. Too little fluoride can increase risk of tooth decay.



Additional information regarding educational materials for private well testing is available at:
<https://portal.ct.gov/dph/knowledge-base/articles/environmental-health/drinking-water/educational-materials>
 Please contact the DPH Private Well Program at 860-509-8401 or by email:
DPH.PrivateWellProgram@ct.gov with any questions about this guidance.