



Bobby Jindal
GOVERNOR

Kathy H. Kliebert
SECRETARY

State of Louisiana
Department of Health and Hospitals
Office of Public Health

January 28, 2015

The Honorable Representative Scott M. Simon
Chairman, House Health and Welfare Committee
P. O. Box 94062, Capitol Station
Baton Rouge, LA 70804-9062

The Honorable Senator David Heitmeier
Chairman, Senate Health and Welfare Committee
P.O. Box 94183
Baton Rouge, LA 70804

Dear Chairmen Simon and Heitmeier:

Pursuant to House Concurrent Resolution No. 195 by Representative Major Thibaut, the Department of Health and Hospitals (henceforth DHH or the Department) submits the following information in response to the directive to study and make changes to the provisions of the State Sanitary Code which provides minimum lot size restrictions.

The Louisiana Department of Health and Hospitals, Office of Public Health, Louisiana Administrative Code, LAC, Title 51, Part XIII addresses lot size requirements for individual sewerage systems. These lot minimums correlate with requirements for distances from water sources, tank size, distances from property lines, and effluent reduction and field line length requirements, among other matters. The requirements are based on "Recommended Standards for Sewage Works," adopted by our state and many other states. The square footage also allows enough space on the property so that the system may be placed in the ground without interference from driveways, trees, patios, and other obstacles. Code requirements are passed into law with Public Health as a focal point. Louisiana has many waterways that are protected under Department of Environmental Quality standards. Our waterways, whether used for food, travel, or recreation, are vital to Louisiana and the people of Louisiana. One way to protect our state is to ensure that our wastewater is treated properly and by not overwhelming our ground water and precious bodies of water.

The attached documents specify the rules as currently defined by LAC Title 51. Experience with complaints and effects of concentrated populations on the environment indicate that further concentration of population by reducing lot sizes would not be effective in protecting future environmental quality for residential habitation.

The goal of environmental health is not only the prevention of disease, but it is also the maintenance of an environment that affords comfort and enjoyment of living both for today and the future. Minimum lot sizes as established help to reduce over-crowding of lands where private sewers are in use. Sufficient soil capacity is principle in treatment of waste streams to afford protection of ground water sources. Pointe Coupee Parish, as well as many areas of the state, relies on ground water aquifers as the source for drinking water.

I sincerely appreciate your interest and care in the matter. Should you have any questions regarding the information provided please do not hesitate to contact my office at 225-342-6188.

Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

J.T. Lane
Assistant Secretary

cc: Rep. Major Thibaut

STATE MINIMUM LOT SIZE REQUIREMENTS

The Louisiana Department of Health and Hospitals, Office of Public Health, Louisiana Administrative Code, Title 51, Part XIII addresses lot size requirements for individual sewerage systems.

Louisiana Administrative Code, Title 51, Part XIII:

1. Large lots, where an area of one acre or more is involved; or
2. A lot, plot or site which has a minimum area of 22,500 square feet and a frontage of at least 125 feet; or,
3. Lots legally subdivided on or before July 28, 1967; or
4. Single lots or sites remaining in substantially developed subdivisions, as long as a hazard to public health will not result; or

The basic minimum statewide lot size standard is 22,500 square feet with a minimum frontage of 125 feet.

If all applicable criteria are met and the lot is a minimum of 22,500 square feet, then a soil percolation test must be scheduled.

The above requirements must be followed by the parishes that do not currently have sewerage ordinances. Those parishes with no ordinances include:

Allen	East Carroll
Bienville	Jackson
Claiborne	La Salle
DeSoto	Red River
West Carroll	

For parishes in which the parish governing authority has enacted and enforces a formal sewerage permitting system (requiring installation of approved individual sewage disposal systems by the state health officer prior to issuance of any parish Permits).

1. The installation of a septic tank system is allowable if the lot size is 22,500 square feet with a minimum frontage of 80 feet.
2. The installation of an aerobic treatment unit is required when the lots or sites in question meet a minimum area of 12,000 square feet and minimum frontage of 60 feet.

Those parishes that do have local ordinances include:

Acadia	Concordia	Lafayette	Sabine	Terrebonne
Ascension	East Baton Rouge	Lafourche	St. Bernard	Union
Assumption	East Feliciana	Lincoln	St. Charles	Vermillion
Avoyelles	Franklin	Livingston	St. Helena	Vernon
Beauregard	Grant	Madison	St. James	Washington
Bossier	Iberia	Morehouse	St. John the Baptist	Webster
Caddo	Iberville	Natchitoches	St. Landry	West Baton Rouge
Calcasieu	Pointe Coupee	Orleans	St. Martin	West Feliciana
Caldwell	Jefferson	Ouachita	St. Mary	Winn
Cameron	Jefferson Davis	St. Tammany	Tangipahoa	
Catahoula	Evangeline	Rapides	Tensas	
		Richland		

Please Note: Plaquemines Parish is the only parish in Louisiana that is self-governed where Sanitarian Services for all other parishes is governed by the State. Plaquemines; however, does have parish ordinances and do follow State Regulations.

Please Note: Parish or local ordinances are subject to change. Some parishes that currently do not have local sewerage ordinances may adopt ordinances at any time; other parishes may rescind certain ordinances at any given time. Therefore, it is noteworthy to include the following statement: the lists of parishes can only be updated when the Office of Public Health is notified of any changes; it is important for applicants to contact their local parish for up to date information.