The Realtor's Simple Guide to Minimum Well Requirements for FHA Loans

Homes with a well water supply are a popular among the south for many buyers in today's market. However, it is important to ensure that the home meets minimum FHA standards. Requiring that the property meet minimum standards not only protects the borrower from being burdened with repair bills from the start, it also provides them with a safe and secure place to call home. This checklist serves as a guide when listing a home or writing an FHA offer on a home for a Borrower moving forward with a home that runs on well water.

Please use this list to make note of any potential issues before they arise and keep it as a handy reference chart. It is always best to be proactive rather than reactive. Thank you for your continued support of our team and mortgage practice. We look forward to our continued partnership.

Water Wells Minimum Property Requirements for Existing Construction (from 2/16/21 FHA update)	
1	Existing wells must deliver a continuous water flow at a minimum of three gallons per minute
2	No exposure to environmental contamination
3	Continuing supply of safe and potable water
4	Domestic hot water
5	Water Quality must meet requirements of local jurisdiction or the EPA if no local standard **this will require a well water test*
6	Public water hookup either must not be available or the cost to connect to Public water must not exceed 2% of the purchase price

Important Disclaimer: This worksheet is only to be used as a guide. An official appraisal should be ordered to identify all issues the house may have in regards to the well system. This is not a commitment to lend. All loan qualifications must meet lender guidelines which are subject to change without notification.

Items Needed for Loan:

- Well water test showing no active E. coli or bacteria
- Well inspection confirming continuous water flow rate of 3 gallons per minute or higher
- Confirmation of well location meeting minimum required distances *(see table below)*

Individual Water Supply System for Minimum Property Requirements for Existing Construction	
1	Property line / 10 feet
2	Septic tank / 50 feet
3	Drain field / 100 feet
4	Septic tank drain field reduced to 75 feet if allowed by local authority
5	If the subject Property line is adjacent to residential Property then local well distance requirements prevail. If the subject Property is adjacent to non-residential Property or roadway, there needs to be a separation distance of at least 10 feet from the property line.
**distance requirements of local authority prevail if greater than stated above*	

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