

MUNICIPALITY OF ANCHORAGE

ON-SITE WATER & WASTEWATER SECTION
DEVELOPMENT SERVICES DEPARTMENT



Office: 907-343-7904

RESOURCES FOR ADUS ON PRIVATE WELL/SEPTIC

If you are planning to build an Accessory Dwelling Unit (ADU) on property that is on private well and/or septic, there are a few additional requirements for your project. This resource guide has some additional information for you to learn more.

Your first step is to contact AWWU or other public utility to discuss extending utilities to your ADU. If the property is not located within a utility service area for water/wastewater the following questions need to be answered:

- How many bedrooms does your primary residence have? The MOA Property Appraisal Division has assessed the bedroom count and this can be determined by searching for your property at this link:
<https://property.muni.org/search/commonsearch.aspx?mode=realprop>
- Your existing septic system has been designed and constructed to support a maximum bedroom count. Historical records showing this information can be found at this link. You will need to know the legal description of your property (see bullet above), search by subdivision in the alphabetically listed folders.
<https://onsite.muni.org/WebLink/browse.aspx?id=1&dbid=0&repo=onsite>
- If constructing an ADU will exceed the bedroom count your septic system can support, an on-site permit will be required to upgrade your septic system. This page describes the requirements for an on-site wastewater disposal system permit. Permits for septic systems will require the support of a qualified engineer (see bullet below).
<https://www.muni.org/Departments/OCPD/development-services/wells-septic/Pages/Setpic%20System%20Permit.aspx>
- We maintain a list of engineers who are familiar with our water and wastewater codes on our website under “Well & Septic Professionals.” These engineers can assist you in seeking permits. The list of well and septic engineers is available on this page.
<https://www.muni.org/Departments/OCPD/development-services/find-contractor/Pages/default.aspx>

Contact the Municipality of Anchorage On-Site Section at 907-343-7904 or email at onsitewaterandwastewater@anchorageak.gov for information to construct or upgrade an existing on-site septic system.