VA Lenders Handbook (VA Pamphlet 26-7), Chapter 12, Topic 18 — Shared Wells

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> 18. Shared Wells Change Date March 28, 2019 • This chapter has been revised in its entirety. a. Shared Well Requirements A shared well refers to a well that serves two or more properties. The shared well must be: • capable of providing a continuing supply of safe and potable water to each property simultaneously, so that each dwelling will be assured a sufficient quantity for all domestic purposes, • protected by a permanent easement, which allows for maintenance and repair, and • maintained under a well-sharing agreement containing provisions for the cost of repairs that is binding on the signatory parties and successors in title and has been recorded in public records. b. Appraiser Responsibility The appraiser must report that that the property is served by a shared well and note any readily apparent deficiencies. c. Lender Responsibility The lender must obtain the shared well agreement and review the agreement to determine eligibility. d. Water Quality The water quality must meet the requirements for individual wells described in Topic 17 of this Chapter. VA Pamphlet 26-7, Revised Chapter 12: Minimum Property Requirements 12-26

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