

How Much Does a Septic System Cost?

Can I Find Out Before I Buy Land For My New Home?

If you're getting a home construction bid, make sure your septic system allowance will be sufficient for the unique requirements of your lot and floor plan.



Septic system costs vary widely, depending on **soil conditions, size of system, type of system, county requirements**, and more.

A typical septic system in the Raleigh/Triangle area **can cost anywhere from \$3,000 to \$15,000**, with most falling in the middle range.

A special system can run many tens of thousands more - particularly if your lot is rated the dreaded "No Perk", which means the ground is truly not suitable for a septic

and many special measures will have to be taken to support one.

An experienced home builder can look at your **septic permit and plot map** and give you at least a good idea of **what the system is going to cost**.

Here are some of the things your home builder will need to consider:

1. How large is the septic field?

The length of pipe required will help determine total cost.

2. How far from the home is the septic field?

If more than 100 ft, a backflow preventer will have to be added. There will be some variations in cost due to the amount of trenching and pipe needed.

3. What is the topography of the land?

A flat, level lot will most likely have lower cost than a lot on a hill.

4. Is the septic field cleared or densely overgrown?

The septic field will need to be cleared of brush and of most trees in order for the pipes to be installed. Depending on the size and strength of the trees, heavy equipment may be required.

5. What depth of soil does your septic permit allow?

If the nitrification lines cannot be buried deep enough due to soil quality, enough approved soils will have to be imported to cover the septic lines. This will add cost for several reasons: the cost of the soil itself, the cost to transport the soil, the cost of renting or hiring equipment to spread the soil, and the cost of labor to spread the soil above the septic system field.

6. Is the septic system gravity fed or pump fed?

A pump system will add to the cost. A conventional system is probably the least expensive. It all depends on what your site and soil have been approved for.

7. What type of septic system is required?

Has the County approved a standard septic system, or have they required a special system like a panel block system?

8. Are you building a home with a basement?

In this area, most likely an additional pump system will be required, adding at least \$3,000 to the building cost. The number of bedrooms and bathrooms in the basement will also need to be considered.



Septic systems requirements can vary greatly, even on two adjacent lots.

But an experienced builder will be able to identify most issues and give a ballpark cost estimate based on seeing the approved septic permit and the plot map of your lot.

You'll want to have an idea of the type of home you plan to build – or even have your floorplan chosen. Different homes can require changes in

the system.

Stanton Homes offers "[Meet the Builder](#)" events, where any potential homebuyer can bring floor plans and ask an experienced, knowledgeable general contractor a variety of questions. **Or call 919-278-8070**, and we'll help you find the answers you need – and even look at your land with you. It's just one more part of our "Build On Your Lot" package!

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