

Considering buying a Detroit Land Bank house?



Here is information about additional costs you may incur when purchasing a DLBA house



DLBA houses are sold as-is

This means if there are any issues with the water or sewer lines to the house, the cost of fixing them is the full responsibility of the new owner. These costs can be very expensive, and it is important that you understand those costs as part of owning the house.

How to find out if a water line even exists to the house?

1

Once the property is purchased, **the owner must contact the Detroit Water and Sewerage Department (DWSD)** at csportal.detroitmi.gov or call (313) 267-8000 to establish an account and schedule a meter appointment.

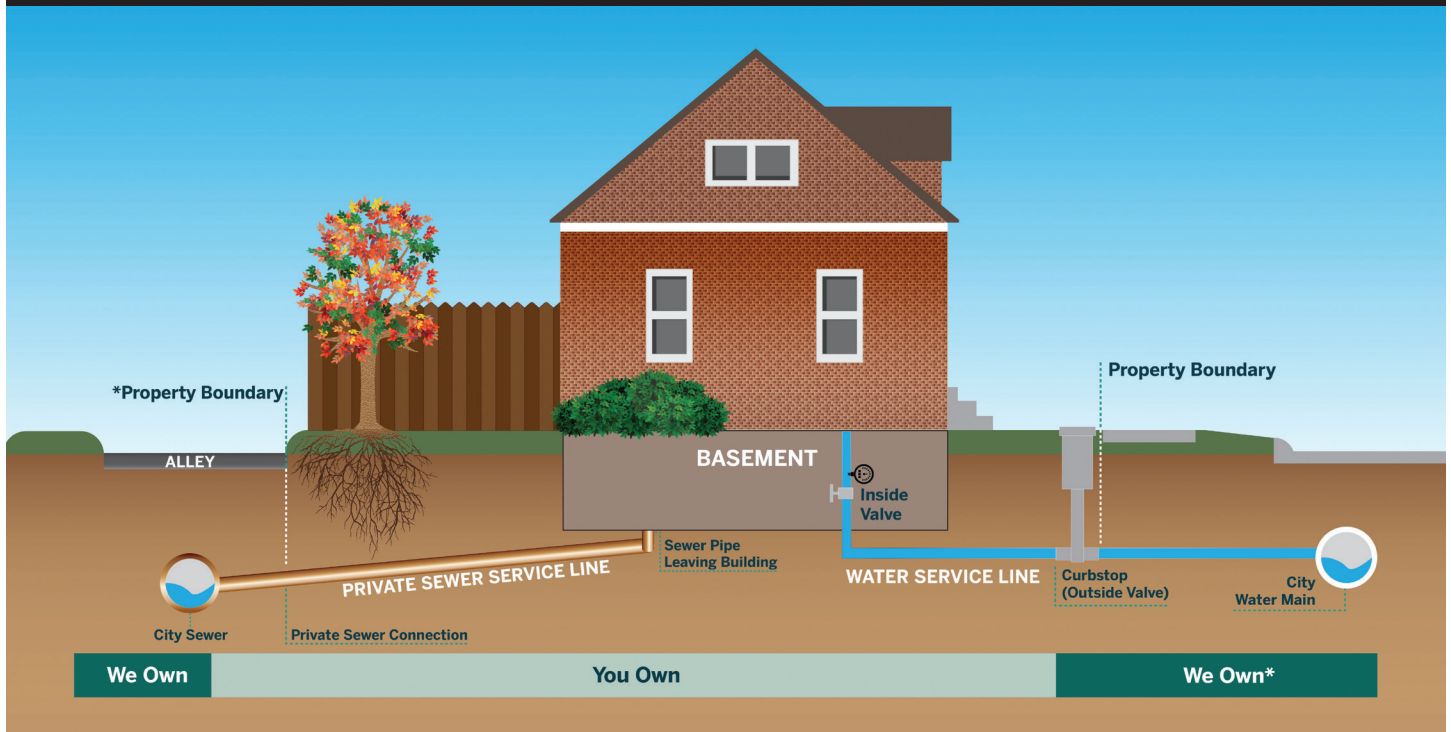
2

A DWSD Field Services Technician will visit the property with the new owner present. If there is a working meter, the water service will be turned on. If there is not a meter, the technician will turn on the stop box to see if there is water flow to the house. If a stop box cannot be located or there is no water flow, then DWSD will tell the homeowner that a licensed contractor is needed to get a new water service line installed.

3

The owner will need to hire a licensed contractor to survey the water line. The contractor will work directly with the City of Detroit Buildings, Safety Engineering and Environmental Department (BSEED) and DWSD to pull plumbing, water tap and/or right-of-way permits depending on the repair or installation.

The image below demonstrates the homeowner's responsibility for both the water line and sewer line



How much could it cost to fix or install a water line to the house?

ESTIMATED COSTS

Determining if a water line is disconnected from the house

\$2,200

Repairs for a disconnected water line

\$8,000–\$15,000

- Most need to be replaced completely because they are old lead lines.
- By state law, you cannot reconnect a lead service line.
- This means an entire line installation by a private contractor at the homeowner's expense from the water main to the house.

How much could it cost to fix or install a sewer line to the house?

ESTIMATED COSTS

Finding out if a sewer line is disconnected

\$150–\$300

- This would include the cost of hiring a private plumber to inspect the sewer line by scoping it with a camera.
- The main sewer issues are they may be clogged due to stagnation or the line has collapsed over time.
- Also, this can determine what repairs may be necessary.

Repairs for a sewer line, based on length and depth of sewer line

\$10,000–\$20,000