



# Environmental Issues in Real Estate

## Different Cities have Different Drywell Expectations

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As many of you already know, drywells are required to be registered with ADEQ through their Drywell Program. What you may not know is that almost every major city in Arizona also has their own set of rules and guidelines for design, inspections and maintenance. For example, the City of Surprise recommends that all drywells be inspected within 36 hours of a major rain event at least twice a year. The City of Gilbert requires annual inspections, however, performance of the drywells should be monitored more frequently during the monsoon season. Finally, the City of Chandler requires that all proposed drywells be registered with ADEQ and a copy of the registration paperwork be included as part of any building project occurring within the city limits. Drywells and subsurface infiltration systems are becoming greater concerns and can be directly linked to some of the largest NPL/Superfund sites in Arizona.



*Many cities are adopting their own rules and regulations for the design, installation and maintenance of drywells located within their corporate boundaries.*

## Going Green is easier than you think

Going green doesn't mean that you have to give up your car and start biking everywhere. What it does mean is that you should reduce the amount of carbon you produce to maintain your lifestyle. Examples can be seen everywhere. Changing your light bulbs for CFL bulbs can reduce the amount of electricity needed for lighting your home up to 75%. Shading the compressor for your air conditioner outside makes it more efficient on cooling your home. Planting trees so that they provide shade on the house in the summer and drop their leaves in the winter to allow for thermal gain is another example. Recycling your news papers, cardboard, glass and aluminum is yet another. These are all simple ways everyone can start going green today!

*Simple strategic plantings, the use of CFL and the use of modern energy efficient appliances are just some of the simple and relatively low cost ways we can contribute to a green future.*



*Carbon emissions may soon be measured and taxed in your city or state.*

## Coming soon to a city near you "Carbon Tax!"

It may sound extreme, but it is a way some cities in California are starting to address the issues of global warming. A California city recently passed a 4.4 cent tax for every ton of CO<sup>2</sup> produced by local businesses and industry. The San Francisco Bay Area Air Quality Management District's board of directors voted 15-1 to implement this new tax. The tax is not expected to 'Cure Global Warming' but to bring environmental stewardship to the forefront of corporate thinking. Some of the biggest producers of CO<sup>2</sup> in the Bay Area are power plants and oil refineries. It may not change the way business operates today, but hopefully it will change it in the future.

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