



# INDIAN HILLS GENERAL IMPROVEMENT DISTRICT

3394 JAMES LEE PARK RD. #A  
CARSON CITY, NEVADA 89705  
TEL: (775) 267-2805 FAX: (775) 267-3510  
[www.indianhillsnevada.com](http://www.indianhillsnevada.com)

## WATER RIGHTS DEDICATION POLICY

Indian Hills General Improvement District provides water services within its District boundary. New water service is managed through the issuance of will serve letters, which describe the property address and service to be provided. Connection costs and water rights are separately established by the District. The District maintains a block of water rights for use in providing water service to properties within the District's boundaries based on the permissible use of the property at the time of annexation. Properties outside the District boundary seeking water service will be required to dedicate water rights to the District in an amount equivalent to the estimated use as determined by the District. Properties within the District which alter their use resulting in an increased water demand must dedicate water rights to the District in an amount equal to the increased water demand. "Demand" is based on application of Equivalent Dwelling Units ("EDUs") as determined by the District from time to time.

### ***Section 1 – Water Right Dedication***

Prior to issuance of a will serve letter for a property outside the District's boundary, the District will require the property owner to either annex the property into the District or enter into a water service contract. In either event, the owner must dedicate water rights to the District in an amount equivalent to the estimated usage for the proposed use of the property.

### ***Section 2 – Eligibility & Criteria—Property Without the District***

1. Properties seeking annexation which do not request water service at the time of annexation must comply with the water rights dedication requirements of this policy prior to connection.
2. Properties seeking to be served by contract must comply with the requirements of this policy at the time of application
3. All applicable governmental entities must recognize and approve the water rights proposed to be dedicated before any water service will be authorized.
4. All water rights offered for dedication must be Nevada primary ground water rights under a valid permit or certificate in good standing, classified as either municipal or quasi-municipal rights, and must be within the same hydrologic basin as the District with a place of use appropriate to the property to be served.
5. The required amount of water rights must be dedicated to the District, and all necessary change applications and reports of conveyance must be filed and approved by the State Engineer prior to connection
6. All costs associated with the process shall be borne by the property owner, including but not limited to the District's engineering and attorney's fees.



## INDIAN HILLS GENERAL IMPROVEMENT DISTRICT

3394 JAMES LEE PARK RD. #A  
CARSON CITY, NEVADA 89705  
TEL: (775) 267-2805 FAX: (775) 267-3510  
[www.indianhillsnevada.com](http://www.indianhillsnevada.com)

### ***Section 3 – Property Within the District; Change of Use***

1. A property located within the District enjoys the right to connection and service based upon the EDUs applicable to the property's anticipated use at the time of annexation. Such properties are not required to dedicate water rights as a condition of connection unless its water demand is increased.

2. A property located within the District for which its original use is altered must dedicate water in an amount equal to the difference between the original use and the proposed use. By way of example, if a parcel was originally contemplated for improvement with a single-family home and its usage for a four-plex is subsequently approved, the owner would be required to dedicate sufficient water rights to provide service to three additional dwelling units.

3. A property for which the usage is decreased is not entitled to any compensation or refund as a result thereof.

### ***Section 4 – Procedure***

1. The Applicant will submit a completed District "will serve" form indicating estimated water usage. The water usage estimate will be based on EDUs and fixture counts, as confirmed by the District's engineer. The acre-footage of water rights required for dedication will be based on the State requirements for the allocation of water rights per EDU. The District will notify the Applicant of the amount of water rights required for dedication.
2. The Applicant will provide the District all information and documentation reasonably requested by the District. The District will prepare all required documentation, including the deed(s) dedicating water rights to the District. The District will also prepare any necessary change applications, reports of conveyance and abstracts of title required by the Division of Water Resources to complete the dedication. All fees, expenses and costs, including but not limited to engineering and attorney's fees will be paid by the Applicant. Fees may vary based on the amount and complexity of the water rights dedicated to the District, requirements of the Division of Water Resources and other factors.