14.04.020: APPLICATION:

14.04.020.B. 1. a. Before issuance of a building permit or placement permit for a new, primary, permanent structure that will be served by a private domestic or commercial well the applicant shall dedicate the required amount of surface water rights as specified below, or shall provide proof that the required amount of water rights for the subject property has previously been dedicated.

DEDICATION REQUIREMENTS

Use	**Acre-Feet**
Single-family residential	2.0
Multi-family residential	2.0 (at a minimum 2.0 per 2 units)
Commercial and industrial	2.0 (at a minimum) If usage exceeds 2.0 AF, additional water rights, the amount determined per fixture unit as defined in the currently adopted uniform building code, shall be dedicated.

b. Upon demonstration that there are no surface water rights appurtenant to the assessor's parcel at the time that the property owner or building contractor applies for a building permit a cash in lieu payment will be accepted.

A cash in lieu payment is an amount of cash equal to one and one-half (11/2) times the fair market value of water rights required for dedication in lieu of the requirements.

Fair market value shall be determined from time to time, based upon a market analysis conducted by the county and will be established by resolution of the board of county commissioners.

c. Dedication of water rights is not required for the replacement of an existing single-family residence that is served by an existing well, an accessory dwelling unit served by the same well as the primary residence, any proposed structure that is served by an existing community water system, or the placement of a new single-family residence either on a lot created as part of a cluster development, where the board of county commissioners has deemed that water right dedication is not required, or on property where a conservation easement deed has been recorded restricting the transfer of water from the property. An "existing single-family residence" is defined as one that was lived in previously and has a functioning domestic well. However, if a new well must be drilled, the dedication of water rights is required.

Exceptions: The provisions of this section do not apply to building and development within hydrographic basins 128 (Dixie Valley), 73 and 74 (Humboldt Sink region), 75 (Hot Springs Flat area), 76 (Fernley area), 77 (North Valley), 78 (Granite Springs Valley), 123 (Rawhide Flats), 124 (Fairview Valley), 125 (Stingaree Valley), 126 (Cowkick Valley), 127 (Eastgate Valley area), 133 (Edwards Creek Valley), and 134 (Smith Creek Valley).

2. Before issuance of a building permit or placement permit for any structure connecting to county water and sewer the applicant shall meet the requirements of dedication outlined in title 13, chapter 13.02 of this code and comply with policies adopted by the county. (Bill 2010-G, 2010: Bill 2008-A, 2008: Bill 2007-I, 2007: Bill 2006-G, 2006: Bill 2005-D, 2005: Bill 2004-F, 2004: Bill 2000-E § 3, 2000: Bill 99-I, 1999: Ord. 22 § 2, 1975)