

ASSESSOR NEW EVIDENCE

RECEIVED
JULY 13, 2026
STATE OF NEVADA
DEPARTMENT OF TAXATION



STATE BOARD OF EQUALIZATION

Case # 26-114
New Evidence



Septic System Waiver Request

Septic systems pose water resource implications for Southern Nevada's restricted supplies and threatens groundwater quality. In 2023, a new law prohibited septic systems in new development that would be served by Colorado River water. The law also gave the SNWA's General Manager the authority to waive the rule.

The SNWA is accepting applications from property owners in Clark County who are seeking a waiver to the rule and wish to install a septic system.

To be eligible for the waiver, the parcel must meet one of the following conditions, to be verified by their applicable wastewater agency:

- Located a minimum of 600 feet away from the approved sewer point of connection.
- Located within 600 feet of the approved sewer point of connection, but such a connection would require the addition of a force main or lift station.
- Located within 600 feet of the approved point of connection, but engineering or other constraints make the connection infeasible. *(The requirement for an onsite private sewer pump is not an eligible condition and will not be considered for a waiver).*

Waivers cannot be used to subdivide parcels and are only applicable for the Assessor's Parcel Number (APN) identified in the waiver application. Eligibility does not guarantee approval of the waiver. Several factors will be considered in reviewing each waiver request, including current groundwater quality conditions, as well as the density of waiver requests and/or existing septic systems in the parcel's vicinity.

Parcels receiving approved waivers will be subject to the following requirements:

- Payment of a one-time Resource Recovery Fee of \$20,000 to SNWA.
- Beginning development of the property and taking all required actions to enable the property to receive a building permit within 12 months and a Certificate of Occupancy within 36 months of waiver approval.
- Waivers to install a septic are non-transferable if the property is sold before a Certificate of Occupancy is issued for the home. If a home is not constructed, the waiver is rescinded.
- Constructing a sewer cleanout and onsite sewer lateral at the time of development to facilitate future connection to the municipal wastewater system when required.
- Connecting to the applicable municipal wastewater system when a wastewater main is installed adjacent to or abutting the parcel's property line.

Use the link below to request an SNWA Septic System Waiver Application Package, including complete details and submission instructions.

[Request a Waiver Application](#)

A Not-For-Profit Water Agency

New Evidence for SBOE Case 26-114:

At the time of the County Board of Equalization hearings, a hearing regarding the Septic System Waiver Request was scheduled before the Southern Nevada Water Authority. The Septic System Waiver Request information was included in the County Board of Equalization material for this case. As a result of the Southern Nevada Water Authority hearing held in March 2025, the following language in the Septic System Waiver Request presented at the County Board of Equalization was amended to remove the portion of the sentence stating, "the property owner must have taken ownership of the parcel prior to April 1, 2026."

The current Septic System Waiver Request, shown above with the amended sentence highlighted, is presented as new evidence because the requirement to take ownership prior to April 1, 2026 has been removed and that removal was not finalized at the time of the County Board of Equalization hearings.