

ANNEXATION TO GARDNERVILLE WATER COMPANY

1. Criteria for Annexation

- A. The parcel of land to be annexed should be contiguous with the existing GWC service area boundary. Non-contiguous property will be considered on a case-by-case basis by the GWC Board of Directors.

2. Request for Annexation

- A. Any land owner requesting annexation shall complete an “Annexation Request Form” and submit it to the Gardnerville Water Company’s business office located at 1579 Virginia Ranch Rd, Gardnerville, Nevada 89410.
- B. The requesting property owner shall submit a non-refundable deposit of five hundred dollars (\$500.00) with the Annexation Request Form to the Gardnerville Water Company.
- C. The GWC Board of Directors shall consider the Annexation Request on the following quarterly schedule:

<u>Submittal Deadline</u>	<u>Board Consideration</u>
March 15 th	2 nd Tuesday of April
June 15 th	2 nd Tuesday of July
September 15 th	2 nd Tuesday of October
December 15 th	2 nd Tuesday of January

- D. In the event an applicant for annexation misses the deadlines set above and seeks Board consideration prior to the next regularly scheduled consideration date, a request in writing shall be presented to the GWC Manager for review and consideration.

3. Disapproval of Annexation

When the applicant’s proposal to annex property is not approved, the utility shall notify the applicant in writing of the Board’s decision and shall, within sixty (60) days, either refund any unused portion of the cash advance required or bill the applicant for the difference between the actual costs incurred and the cash advance without interest.

4. Approval of Annexation

When the applicant’s proposal to annex the parcel is approved the Board of Directors, GWC shall notify the applicant in writing of the Board’s decision. Within ninety (90) days of the receipt of the Board’s decision, the applicant shall:

- 1. Execute a written agreement with the utility that shall cover the terms and conditions under which the utility shall annex the applicant’s development or the approval shall expire;
- 2. Provide a non-refundable cash advance to cover the utility’s estimate of costs for legal, engineering, and other essential services incurred by the utility to obtain the required Nevada Public Utility Commission’s approval for annexation of the applicant’s property;

3. Agree to comply with all provisions of the utility's Tariff and all other reasonable conditions imposed by the utility;
4. Upon execution of the Agreement, to pay the current annexation fee (currently \$500.00 per acre). The current annexation fee shall be charged for each gross acre or portion thereof to be annexed;

In addition to the annexation fee, the applicant shall also pay the value of the water rights estimated to be needed to service the area to be annexed as determined by the utility (the current value of water rights is at \$8,000 per acre-foot). The applicant shall further agree that in the event the actual amount of water rights needed to service the area increases from that estimated in the Agreement and paid for at that time, the applicant shall agree to pay for, prior to connection, additional water rights sufficient to serve the project at the then applicable water right fee. All water rights shall remain the property the utility. At the discretion of the utility, these fees may be paid in cash, the dedication of surface or ground-water rights, the contribution of offsite system improvements not needed to serve the development, or a combination thereof. The value of the system improvements shall be determined by the Board upon receipt of its engineer's estimate. The amount of water rights needed to service the area, based on the applicant's intended use, will be determined by the utility. The value of water rights dedicated, if any shall be established by the Board. Alternatively, should the applicant elect not to pay the water right fee at annexation, applicant will be required to pay the water right fee at the time of connection. In this case the per acre fee will be based upon the value of the water right fee at the time of connection.

The applicant shall pay to the utility, in advance of the date construction is scheduled to commence, all connection fees and charges determined to be necessary for service of the applicant's development.