

2025 Individual Sewage Disposal Systems and Liquid Waste Management Regulations
Summary of Major Changes – Business Impact Survey Workshop

Chapter 1 – General Provisions

Corresponds to Section 1 of Existing Regulations

Major Changes:

- Unnecessary and unused definitions were removed, and some new definitions were added.

Chapter 2 – ISDS Permits

Corresponds to Sections 2-4 and 16 of Existing Regulations

Major Changes:

- Construction Permits now require a third-party site evaluation, nitrogen evaluation, and water quality tests (if the water supply is a private well).
- Operating Permits will be issued for 5-year intervals instead of the lifetime of the system.
 - Renewal of Operating Permit includes review by SNHD and requires payment of fee
 - Proposed 5-year Operating Permit fee amount is \$226
 - Renewal can be denied if the property is directly adjacent to a street with a gravity accessible sewer line
- Tenant Improvements are renamed Permit Modifications.
 - More clearly defines the circumstances for which permit modifications are required.
 - Expands the evaluation of quasi-municipal (permitted) wells to include verifying compliance with the Safe Drinking Water Act in addition to the existing practice of verifying compliance with Nevada Division of Water Resources limitations on water use.
- New Property Transfer Requirements
 - Property owner must notify SNHD of intent to sell property
 - Inspection report must be provided to SNHD and buyer (some exceptions)
 - Inspection must be by SNHD or a third-party inspector approved by SNHD
 - Inspection must meet specific criteria, which is defined
 - Private wells must conduct a domestic water panel test
- Language mirroring AB220 was added, prohibiting new ISDS Construction Permits on properties using Colorado River water. An exception is made for repairing or replacing existing ISDS, however, as long as the repair/replacement does not increase the original system's capacity.

Chapter 3 – Holding Tank Permits

Corresponds to Section 2.4 of Existing Regulations

Major Changes:

- Requirements were revised to more closely match holding tank regulations in NAC 445A.
- Added language regarding use of hauled water at sites without potable water infrastructure.

Chapter 4 – Site Evaluation

Incorporates Parts of Sections 11, 14, and 15 of Existing Regulations

Major Changes:

- All applications for new ISDS must include an evaluation of surface characteristics (i.e., slope, drainage, etc.) and subsurface characteristics (i.e., soil type, impermeable layers, etc.)
- Newly recorded parcels will need to be a minimum 0.5 acres (up from 0.25 acres) when served by a public water system or NDWR-approved well (existing properties are grandfathered)

Chapter 5 – ISDS Design and Construction Requirements

Corresponds to Sections 5-9, 11, and 13 of Existing Regulations

Major Changes:

- Replaces detailed design requirements for septic tanks and leach fields with references to third-party standards, which increases flexibility for SNHD.
- Requires pretreatment devices for food establishments, laundry service, and auto washing facilities and references SNHD food establishment regulations and Uniform Plumbing Code.
- All new or repaired septic tanks must have access risers that extend to the surface.

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| <ul style="list-style-type: none"> Removes references to “default” percolation rate and “deep” soil absorption systems as these concepts are contrary to best practices. |
| <p style="text-align: center;">Chapter 6 – Division and Use of Land No Equivalent Section in Existing Regulations</p> <p>Major Changes:</p> <ul style="list-style-type: none"> Codifies the existing practice of reviewing parcel maps and land use applications. Restricts the practice of filing multiple parcel maps to avoid more stringent subdivision requirements. |
| <p style="text-align: center;">Chapter 7 – Product and Technology Review No Equivalent Section in Existing Regulations</p> <p>Major Changes:</p> <ul style="list-style-type: none"> Codifies the product review process and requirements: <ul style="list-style-type: none"> What types of products must be reviewed? What are the application requirements? What criteria does SNHD use to evaluate the product? |
| <p style="text-align: center;">Chapter 8 – Nitrogen Removal Systems Corresponds to Section 10 of Existing Regulations</p> <p>Major Changes:</p> <ul style="list-style-type: none"> Defines how SNHD determines whether a property requires a nitrogen removal system (density of ISDS) and defines the ISDS density that triggers the nitrogen removal requirement. Includes a process for changing the ISDS density trigger or changing to a non-density-based method of evaluation. Changes the current effluent concentration-based standard, which is unrealistically low, to a percent reduction-based standard. Eliminates the required annual inspection and associated fee. |
| <p style="text-align: center;">Chapter 9 – Decommissioning ISDS Corresponds to Section 17 of Existing Regulations</p> <p>No Major Changes</p> |
| <p style="text-align: center;">Chapter 10 – Liquid Waste Haulers Corresponds to Section 18 of Existing Regulations</p> <p>Major Changes:</p> <ul style="list-style-type: none"> Records of each pickup and disposal must be maintained and available for review by SNHD if requested. |
| <p style="text-align: center;">Chapter 11 – Waivers and Variances Corresponds to Section 19 of Existing Regulations</p> <p>Major Changes:</p> <ul style="list-style-type: none"> Provides administrative waiver procedures and allows for deviation from prescriptive requirements if sufficient justification is provided, which will allow SNHD staff to exercise some amount of discretion without needing to bring a variance before the Board of Health. Provides for variances as a means of appealing waiver decisions. |
| <p style="text-align: center;">Chapter 12 – Enforcement and Penalties Corresponds to Section 19 of Existing Regulations</p> <p>Major Changes:</p> <ul style="list-style-type: none"> Describes specific enforcement actions that SNHD can take and under what circumstances. Provides for Hearing Officer review of permit revocations, denials, and suspensions, and allows the Director of Environmental Health to review other enforcement actions. |