INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

BUSINESS IMPACT STATEMENT
RE: PROPOSED AMENDMENTS TO ORDINANCE 2 (SEWER) AND ORDINANCE 4 (WATER)

OCTOBER 8, 2026

PREPARED BY:

ROBERT HARRISON, DISTRICT MANAGER
DAVID RIGDON, DISTRICT COUNSEL

EXECUTIVE SUMMARY

This Business Impact Statement was prepared in accordance with the requirements of NRS 237.030 through NRS 237.150. The statute requires IVGID to investigate whether the proposed amendments to its sewer and water ordinances would (1) impose a direct and significant economic burden on business within the district, or (2) directly restrict the formation, operation, or expansion of a business. IVGID solicited comments regarding the proposal from all businesses within the district and received no substantive responses. Based on this, and a thorough review of the proposed amendments, the District Manager and District Counsel conclude that the proposed water and sewer rate increases will not impose a significant economic burden on businesses within the District nor will they restrict the formation, operation, or expansion of businesses within the District.

PROPOSED ACTIONS

IVGID proposes to amend Ordinance 2 (Sewer) and Ordinance 4 (Water). The proposed amendments under consideration are intended primarily to clarify existing requirements, update administrative and operational provisions, establish or clarify customer responsibilities, and address certain water and sewer service requirements. The general subject matter currently under consideration includes provisions relating to sewer and water service connections, property transfers and point-of-sale activities, correction notices and compliance timeframes, customer-owned service lines and equipment, access to customer premises, meter and service requirements, backflow and cross-connection protection, fire protection systems, utility service discontinuance, easements and rights-of-way, and other water and sewer service matters. There are no rate or service charge increases included in the proposed amendments.

PROCESS FOR SOLICITING COMMENTS

Pursuant to NRS 237.080, on September 16, 2026, IVGID provided notification to all businesses within its service territory, as well as to the local business associations, notifying them of the proposed rate increases. The notification stated that all information, data, or arguments regarding whether the proposed rate increases will impose a direct and significant economic burden on a business or directly restrain the formation, operation, or expansion of a business, must be received no later than 5:00pm on October 7, 2026.

IVGID received two responses to the notification. Both responses did not have substantive comments, but merely inquired as to how to find the proposed ordinance changes on the District's website.

ESTIMATED ECONOMIC EFFECT OF THE PROPOSED ACTIONS

The proposed amendments will be applicable to all district customers, including business customers. While material in nature, they reflect an effort to update the ordinances to current standards and practices. Given the nature of the amendments, District staff is unable to identify the precise economic effect that the amendments will have on any particular customer or business. However, that impact is expected to be nominal.

ANALYSIS OF IMPACTS

As noted above, the proposed amendments are not economic in nature and any impacts are expected to be nominal.

MITIGATION CONSIDERED

Given the nominal nature of any impacts, and the lack of substantive responses to the notification letter, staff has not considered any particular mitigation strategies. IVGID's Board of Trustees will consider the proposed amendments at a noticed public hearing. During that hearing, the Trustees will take public comment and, based on comments received, may consider changes to the amendments to make them less burdensome for both residents and business within the district.

COST TO IMPLEMENT THE PROPOSED AMENDMENTS

There should be no increase in costs to IVGID to implement the proposed ordinance changes.

TOTAL REVENUE EXPECTED FROM AMENDMENTS

Given that the proposed amendments do not include any changes to service rates or fees, no additional revenue is expected.

DISTRICT MANAGER CERTIFICATION

I hereby certify that, to the best of my knowledge and belief, the information contained in this Business Impacts Statement was prepared properly and is accurate.

Robert Harrison, District Manager