



# Water in Arizona



## Questions You Should Ask BEFORE Purchasing or Renting a Property in Arizona.

This worksheet will assist you in accessing a property's water sources  
[weserv.realtor](http://weserv.realtor) | [weservgad.org](http://weservgad.org)



### Is the Property located in an AMA, INA or something else?

- ✓ Active Management Area (AMA)
- ✓ Irrigation Non-Expansion Area (INA)
- ✓ Other (Explain)

#### Helpful Resources:

WeSERV Water in Arizona: Is My Property in an AMA or INA?  
<https://www.wemargad.org/category/task-force-flyers/>

Az Dept. Water Resources (ADWR) AMA & INA Map  
<https://new.azwater.gov/permitting-wells/ama-and-ina-map>

### How Does Water Get to the Property?

- a) Water Provider/Distribution System
- b) Well
- c) Surface Water
- d) Hauled Water
- e) No Water

### A What is the water distribution system?

- ✓ City/Town
- ✓ Regulated Water Utility
  - Frequently Used Names:
    - Water Company, Utility Company, Water Improvement District, Water Conservation District, Irrigation District or similar

#### How do I find the water distribution system information?

Contact the city, town or regulated water utility  
For the subdivision or property, What is/are the Water Distributor's Source/s of Water?

- ✓ SRP
- ✓ Ground Water
- ✓ Other (Explain)
- ✓ CAP
- ✓ Surface Water

#### Does the Property's Water Distributor Have

- ✓ 100-year Assured Water Supply
- ✓ Adequate Water Supply
- ✓ No Water or Inadequate Water Supply

#### Helpful Resources:

Az Dept. Water Resources INA & AMA Map  
<https://azwatermaps.azwater.gov/aaws/>

Az Dept. Water Resources – Assured and Adequate Water Supply  
<https://new.azwater.gov/aaws>

Az Dept. Water Resources – Community Water Systems  
<https://new.azwater.gov/cws/cws-resources#GuidanceDocs>

Az Dept. Water Resources – List of Municipal Water Providers Feb. 2, 2022  
[https://new.azwater.gov/sites/default/files/media/List\\_of\\_Designated\\_Providers\\_2-2-2022\\_1.pdf](https://new.azwater.gov/sites/default/files/media/List_of_Designated_Providers_2-2-2022_1.pdf)

Az Corporation Commission – Water Systems and Companies  
<https://www.azcc.gov/utilities/water#:~:text=The%20Arizona%20Corporation%20Commission%20maintains,350%20companies%20under%20our%20jurisdiction.>

### B Groundwater

- Well (private)
  - ✓ Individual owned
  - ✓ HOA owned
- Shared Well
  - Obtain copy of well agreement
  - ✓ Are there any limitations or restrictions for use on the property?
  - ✓ Are there Financing Overlays?
- Are there financing limitations or restrictions?
  - University of Arizona Shared Well Facts  
<https://extension.arizona.edu/sites/extension.arizona.edu/files/pubs/az1810-2020.pdf>
- Exempt Well
- Non-Exempt Well
- Other Groundwater Use Limitations (*state, county, local*)

General well information, construction, pump info, water level records, hydrographs, water quality data:

Az Dept. Water Resources Well Information  
<https://www.azwater.gov/gwsi/SearchGWSI.aspx>

Az Dept. Water Resources Well Registry  
<https://azwatermaps.azwater.gov/wellreg>

Groundwater Permitting and Well FAQ  
<https://new.azwater.gov/permitting-wells/frequently-asked-questions>

Az Dept. Water Resources Well Drilling Information  
<https://new.azwater.gov/permitting-wells/well-drilling-arizona>

## C Surface Water

"The waters of all sources, flowing in streams, canyons, ravines or other natural channels, or in definite underground channels, whether perennial or intermittent, flood, waste or surplus water, and of lakes, ponds and springs on the surface, belong to the public and are subject to appropriation and beneficial use....", (Arizona Revised Statutes § 45-141).

Az Department of Water Resources – Surface Water Facts  
<https://new.azwater.gov/surface-water>

## D Hauled Water

Do it Yourself?

Which water Haulers service the property/area

- ✔ Terms & Expense of water hauling agreement/contract?
- ✔ What is the source of water hauler's water?
- ✔ Are there limitations for water hauler's water source?

## E No Water

Should You Create Your Own Water Portfolio?

Is there water technology that will help broaden your water portfolio?

## F Ask Yourself

- ✔ Should you create your own water portfolio?
- ✔ Is there water technology that will help broaden your water portfolio?

For each water delivery method associated with the property

- ✔ Is/are the water source/s potentially compromised/unreliable?
- ✔ What is the water quality?
- ✔ What is the provider's water portfolio? And water management?

### Helpful Resources:

ADEQ Superfund Site

[https://azdeq.gov/NPL\\_Sites](https://azdeq.gov/NPL_Sites)

ADEQ Database

<https://azdeq.gov/databases>

## Is the Property

- ✔ In a Community Facilities District (CFD) currently assessing fees?
- ✔ In a Water Improvement District?
- ✔ In a HOA?

Does the entity provide/deliver water?

Are there additional fees associated with water delivery to the property?

### Helpful Resources:

Az Dept. Water Resources Community Water Systems

<https://new.azwater.gov/cws/system-water-plan>

## Other Considerations:

### Water Rights

- Do you have rights to access and use the water on the property?  
Clarify your water rights
  - What are the legal uses of the water you have?
    - ✔ Do you have "Grandfathered" water rights?
    - ✔ <https://new.azwater.gov/news/articles/2019-04-01>
  - Groundwater Rights Map  
<https://new.azwater.gov/news/articles/2019-04-01>
- Do you have Senior Priority Rights or Junior Priority Surface Water Rights?
  - ✔ <https://new.azwater.gov/surface-water/faqs>

### Az State Legislature:

<https://www.azleg.gov/>

ARS 45-141: Definition of Surface Water

<https://www.azleg.gov/ars/45/00141.htm>

ARS 45-151(A): Definition of beneficial use for Prior Appropriation claim

<https://www.azleg.gov/ars/45/00151.htm>

Ground Water Management Act of 1980

<https://new.azwater.gov/news/articles/2016-18-11>

Drought Contingency Plan

<https://apps.azleg.gov/BillStatus/BillOverview/71807>

### Note:

The information in this document is provided with the understanding that it is not intended as legal or other professional service or advice. This document has been prepared as a courtesy to inform you that Arizona has water laws. The information and links contained herein may not be updated or revised for accuracy. Buyers, Sellers and property owners are urged to consult an attorney, local, state, and federal government authorities as well as [www.azleg.gov](http://www.azleg.gov) for more information on water laws, rules and ordinances.



[weserv.realtor](http://weserv.realtor)

| [weservgad.org](http://weservgad.org)

# Helpful Resources

## Learn More About Arizona Water WeSERV GAD

ADEQ - <https://azdeq.gov/>

Az Dept. of Water Resources - [azwater.gov](http://azwater.gov)

**ADWR Emergency Water Sources - What You Should Know:**

[https://water.az.gov/sites/default/files/media/Emergency\\_Water\\_Sources\\_revised\\_0.pdf](https://water.az.gov/sites/default/files/media/Emergency_Water_Sources_revised_0.pdf)

**ADWR Water Interactive Map-**

<https://new.azwater.gov/gis>

**The Whip interactive water map - Cochise Upper San Pedro River:**

<https://uppersanpedrowhip.org/map/>

**County Well Registry-**

<https://www.azwater.gov/WellRegistry/SearchWellReg.aspx>

**Surface Watersheds -**

[https://new.azwater.gov/sites/default/files/watershed\\_gwBasins.pdf](https://new.azwater.gov/sites/default/files/watershed_gwBasins.pdf)

**Irrigation Districts-**

<https://new.azwater.gov/sites/default/files/irrigationdistricts.pdf>

**Wetlands-**

<https://databasin.org/maps/new/#datasets=15de7865fc534a65913923bf8d5cf611>

**Agriculture - University of Arizona -**

<https://cals.arizona.edu/research/centers-institutes>

**Precision Agriculture -**

<https://be.arizona.edu/content/research/precision-agriculture>

**Small Scale Farmer Program U of A -**

<https://extension.arizona.edu/urban-ag>

**Az Dept. of Agriculture-** <https://agriculture.az.gov/>

**Az Drought Map-**

<https://droughtmonitor.unl.edu/CurrentMap/StateDroughtMonitor.aspx?AZ>

**U.S. Dept. of Reclamation (Phoenix Office Basin Studies) -** <https://www.usbr.gov/lc/phoenix/>

**Local city/town/county water management department. List of Assured and Adequate Municipal Water Providers (2/2/22):**

[https://new.azwater.gov/sites/default/files/media/List\\_of\\_Designated\\_Providers\\_2-2-2022\\_1.pdf](https://new.azwater.gov/sites/default/files/media/List_of_Designated_Providers_2-2-2022_1.pdf)

**USDA Water, Streamflow and Snow Map-**

<https://www.nrcs.usda.gov/wps/portal/wcc/home/quicklinks/imap#version=167&elements=&networks=!&states=!&counties=!&hucs=&minElevation=&maxElevation=&elementSelectType=any&activeOnly=true&activeForecastPointsOnly=false&hucLabels=false&hucidLabels=false&hucParameterLabels=true&stationLabels=&overlays=&hucOverlays=2&basinOpacity=75&basinNoDataOpacity=25&basemapOpacity=100&maskOpacity=0&mode=data&openSections=dataElement,parameter,date,basin,options,elements,location,networks&controlsOpen=true&popup=&popupMulti=&popupBasin=&base=esriInGwm&displayType=station&basinType=6&dataElement=WTEQ&depth=-8&parameter=PTMED&frequency=DAILY&duration=1&customDuration=&dayPart=E&year=2023&month=3&day=9&monthPart=E&forecastPubMonth=3&forecastPubDay=1&forecastExceedance=50&useMixedPast=true&seqColor=1&divColor=7&scaleType=D&scaleMin=&scaleMax=&referencePeriodType=POR&referenceBegin=1991&referenceEnd=2020&minimumYears=20&hucAssociations=true&lat=40.00&lon=-99.00&zoom=4.0>

**Az Community Water Systems:**

<https://new.azwater.gov/cws/cws-resources#GuidanceDocs>

**ADWR Water Laws, rules & Policies -**

<https://new.azwater.gov/laws-rules-policies>

**DWR Interactive Ground water rights map**

<https://new.azwater.gov/news/articles/2019-04-01>

**Hydrologic and water level change info**

<https://new.azwater.gov/hydrology/e-library>

**Rainwater Harvesting**

<https://wrrc.arizona.edu/programs/water-rapids/projects/watershed-planning-upper-gila-watershed/guide-landowners-upper-15#:~:text=in%20the%20state%20of%20Arizona,runoff%20to%20water%20collection%20tanks>

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