

Term

Abandonment of Water	after 5 years, in which case the State takes the water rights back.
Accretion	The gradual addition of land from gradual soil accumulation due to natural causes
Avulsion	A sudden loss of soil through a major event of nature.
Beneficial Use	Have to put it to use that benefit the land, such as for residential developments, agricultural use, stock water
Erosion	The gradual loss of soil through natural causes.
Littoral Rights	Water rights for land that is adjacent bodies of water such as Oceans, Seas and Lakes.
Losing Water	Once granted a water right you have 3 years to put the water to beneficial use. If you don't the state has the right to appropriate the water.
Riparian Rights	It is a system allocating water among those who possess land along the paths of rivers and streams.
Utah 1903	Doctrine of Prior Appropriation was enacted
Water Rights (real property)	Common Law rights held by owners of land adjacent to rivers, lakes, or oceans; includes restrictions on those rights and land ownership.

Concept

All water is owned	Water is owned by the state of Utah. The state claims and governs all water and appropriates rights for the use of the water
An acre foot of water	One acre that is completely covered with one foot of water.
Erosion control dam	is used to help control erosion, however, in Utah, you cannot divert or stop the flow of water because of the scarcity and demand. Call the State Engineers office for assistance to accomplish this.
How do agents know there are water rights?	if there water rights?. There may be Recorded with the deed including the amount of water conveyed as well. The title company or seller may have the stock certificate or deed.
In the REPC,	water rights and water shares are specifically addressed in Section 1.4
Riparian Rights	Non navigable waters such as small streams and small rivers. Your property rights goes to the middle of the stream.
The Purchase Price	for the Property shall include all water rights/water shares.....The following water rights/water shares, if applicable, are specifically excluded from this sale:
The State Engineer	Controls all the water
Utah is the	2nd driest state in the United States.
Water in the REPC	Section 1.4 Water Service
Water Rights Are Conveyed	through a deed from the State Engineers Office. With or without land attached
Water Shares Are Conveyed	as a stock certificate. When a corporation that owns the water right and breaks it down into share of ownership for the members.

You cant take water from just any source, you cant just drill a well any where you want, you have to have water appropriated to you by the State Engineer.

You may have a well on one piece of property But it may be on someone elses property, and that well may not be appropriated (own) the well that sits on the property.