

Las Vegas Water 101

What Homebuyers Ask, and How Realtors Can Answer

Key Takeaways from the Sales Meeting with Bronson Mack

[Watch the Full Meeting](#)



COLDWELL BANKER
PREMIER REALTY

\$1.5B

invested securing
Lake Mead access

90% / 10%

Lake Mead vs. local
groundwater

10 YRS

of water currently
banked in reserve

Where does our water come from?

About 90% comes from Lake Mead / the Colorado River; the remaining 10% from a healthy local groundwater aquifer.

Is the supply actually reliable?

Yes. Southern Nevada has spent decades preparing: a 3-mile tunnel under Lake Mead keeps water accessible. The region has ~2.2 million acre-feet banked, more than 10x its annual use.

Will I face watering restrictions?

Yes a seasonal schedule applies to everyone.
For full current rules, [visit their website](#).

Are data centers straining our water supply?

Not as much as you'd think. Most data center water use goes to cooling, and newer facilities are required to use recycling cooling technology, cutting their water use dramatically.

Is the water used inside the home recycled?

If the home is on municipal sewer (not septic), nearly all indoor water use is treated and returned to Lake Mead for reuse.

Anything special for new construction?

Newer builds follow updated cooling, pool, and septic standards aimed at water efficiency, plus limits on new turf.

2002 - PRESENT



Southern Nevada
POPULATION

↑ **58%**



Per Capita
WATER USE

↓ **58%**



Colorado River Water
CONSUMPTION

↓ **40%**

Buyer Tip:

More trees on a property mean more shade over concrete, asphalt, and walls — lower cooling costs and better comfort. If a buyer is building or renovating, encourage planting more trees and plants; SNWA offers tree incentive programs.