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SMART**
Regional Water Authority

NEW LAW ON IRRIGATING NONFUNCTIONAL TURF

What CII Property Owners, HOAs, and Landscape Professionals Need to Know

To reduce the wasteful use of potable (drinking) water and support state policies on water conservation and climate change, the California Legislature passed Assembly Bill 1572 (2023). The law prohibits the use of potable water to irrigate nonfunctional turf on commercial, industrial, and institutional (CII) properties starting in 2027 and landscape common areas managed by Homeowners Associations (HOAs) and similar entities starting in 2029.

What is functional and nonfunctional turf?



Example of Functional Turf

Functional Turf: Grass located in a recreational, civic, or community space that is regularly used for recreational or civic purposes. **Examples:** sports fields, school recreation areas, playgrounds, municipal parks, event centers, golf courses, and cemeteries.



Example of Nonfunctional Turf

GENERAL RULE:

Turf that is only accessed for mowing is likely nonfunctional turf.

Nonfunctional Turf: Grass that is not used for recreation, civic, or community event purposes that is only ornamental or decorative. **Examples:** turf enclosed by fencing or other barriers that restrict human access, and turf located within a street right-of-way and in parking lots.

When Do the New Rules Take Effect?

The potable water irrigation restrictions will be phased in by property type, starting in 2027.

- **January 2027** — Government/public properties
- **January 2028** — Commercial, institutional and industrial (CII) properties
- **January 2029** — Common areas of HOAs or similar developments
- **January 2031** — Government/public properties located in a disadvantaged community

FREQUENTLY ASKED QUESTIONS

What properties are affected by the law?

AB 1572 applies to nonfunctional turf on a variety of properties, including:

Common areas in HOAs	Restaurants (including fast food)
Gas stations and convenience stores	Entertainment venues
Government properties	Office, warehouse, and industrial buildings
Grocery, retail, and strip mall stores	Religious institutions
Hospitals	Banking and educational institutions
Street/boulevard median strips	Hotels and lodging

Does the law apply to irrigating nonfunctional turf with recycled water?

No. AB 1572 only prohibits the use of potable water to irrigate nonfunctional turf. Recycled water may still be used to water nonfunctional turf.

Can trees located in nonfunctional turf still be irrigated with potable water?

Yes, the law allows for the irrigation of trees located in nonfunctional turf with potable water as needed for the health of trees and other perennial non-turf plantings.

Are rebates available for replacing nonfunctional turf?

Yes. Rebates are available throughout the region to help offset costs for replacing nonfunctional turf with low-water use landscaping, groundcover, and native plants. There are also rebates for irrigation upgrades like high efficiency sprinkler nozzles and drip irrigation.

Visit [BeWaterSmart.Info/Rebates](https://www.bewaterSMART.info/Rebates) to learn about rebates available in your area, or [contact your local water supplier](#) for more information.

What happens if a property does not comply?

Contact your local water supplier for information. Penalties can include fines or other actions as defined by your local water supplier/local government's policies or ordinances.

Still have questions?

Visit [bewaterSMART.info/nft](https://www.bewaterSMART.info/nft) or contact your local water supplier.

