



AB 1572: WHAT YOU NEED TO KNOW

Example of nonfunctional turfgrass.

WHAT IS AB 1572?

State legislation signed on October 13, 2023 will prohibit using drinking water to irrigate nonfunctional turfgrass on **commercial, industrial, institutional (CII) properties and homeowners association (HOA) common areas** throughout the state of California.

There are two components to this legislation:

1) Property owners must self-certify their compliance to the State Water Resources Control Board (SWRCB) to define what areas are functional and what areas are nonfunctional; 2) Property owners must discontinue irrigation of nonfunctional turfgrass areas that are irrigated with potable (drinking) water.

WHAT'S NEXT?

Your local retail water provider is required to establish nonfunctional turfgrass regulations by **January 1, 2027** and will notify customers that are impacted.



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COMPLIANCE TIMELINE

The use of drinking water for irrigation of nonfunctional turfgrass is prohibited as of:

▶▶ January 1, 2027

For public properties owned by local governments

▶▶ January 1, 2028

For commercial, industrial, and institutional (CII) properties

▶▶ January 1, 2029

For homeowner association common areas

▶▶ January 1, 2031

For properties owned by local governments in Disadvantaged Communities (DAC) or when state funding for turfgrass replacement is available

■ CII properties with >5,000 sq. ft. of irrigated area must certify their compliance to the SWRCB every 3 years beginning June 30, 2030.

■ HOA properties with >5,000 sq. ft. of irrigated common area must certify their compliance to the SWRCB every 3 years beginning June 30, 2031.



TURF REPLACEMENT REBATE *for a limited time only*

Commercial: up to **\$2** per sq. ft. of turfgrass replaced

Public Agency: up to **\$3** per sq. ft. of turfgrass replaced



TREE REBATE

Rebates up to **\$100** per eligible tree



Example of functional turfgrass.

KEY DEFINITIONS

▶▶ Nonfunctional Turfgrass

Any turfgrass that is decorative and has no other functions. Examples include, street rights-of-way, parking lots, medians, and areas outside of businesses that are not used for recreation.

▶▶ Functional Turfgrass

Turfgrass located in a recreational use area or community gathering space. Examples include turfgrass located within sports fields, picnic areas, and other community space areas.

▶▶ HOA Common Area

Area that is not assigned for exclusive use of the occupants of an individual dwelling unit within the property. Could be functional depending on utilization.

▶▶ Community Space Area

Area designated for civic, ceremonial, or other community events or social gatherings. Examples include areas used for graduations, weddings, or fairs.

▶▶ Recreational Use Area

Area designated by a property owner or a governmental agency to accommodate human foot traffic for recreation, including sports fields, golf courses, playgrounds, picnic grounds, or pet exercise areas.

THIS RESTRICTION **DOES** APPLY TO:

- ✔ Properties owned by state and local public agencies.
- ✔ Commercial, industrial, and institutional (CII) properties.
- ✔ Homeowners association (HOA) and common interest development common areas.

THIS RESTRICTION **DOES NOT** APPLY TO:

- ✘ Nonfunctional turfgrass areas that are irrigated with recycled water.
- ✘ Turfgrass used for recreation. Where recycled water is not available, drinking water still can be used on school fields, sports fields, and areas regularly used for civic or community events.
- ✘ Single-family residential properties including those located in HOAs.
- ✘ Multifamily residential properties.
- ✘ Cemeteries.
- ✘ Areas requiring an exception for tree health and for situations requiring an exception to address immediate health and safety needs.

LEARN MORE ABOUT AB 1572:
mwdoc.com/nonfunctionalturf