



LESS LAWN, MORE CONSERVATION

NEW RULES FOR WATERING LAWNS IN CALIFORNIA

California law (AB 1572) will soon prohibit the use of drinking water to irrigate nonfunctional turf on most commercial, industrial, and institutional (CII) properties, including common areas managed by homeowner associations (HOAs), community service organizations, or similar entities that serve no recreational purpose. The new law provides an opportunity to showcase beautiful water-wise spaces, increasing curb appeal in the community.

What is a Nonfunctional Turf?

Nonfunctional turf refers to irrigated lawn that is ornamental and not used for recreation or public gatherings.



NONFUNCTIONAL TURF

- Lawn in medians, roundabouts, or parking lots
- Unused patches near signage or building entries
- Lawn between buildings with no clear use
- Decorative lawn along sidewalks, building edges, or fences
- Sloped or oddly shaped areas that are hard to use or water efficiently



FUNCTIONAL TURF

- School and sports fields
- Picnic areas
- Designated play spaces
- Areas where people regularly gather, play, or engage in recreational activities

What This Means

You're not required to complete landscape conversions by this date, but it is strongly encouraged that you prepare to protect any trees in the areas of nonfunctional lawn.

How to Prepare

Early action provides time to plan and make changes at a comfortable pace. Starting with small, high-visibility areas like entryways, courtyards, or walkways can quickly show results, build excitement, and create momentum for larger projects down the road.



To learn more visit eastvalleywater.gov

COMPLIANCE TIMELINE

Starting January 1, 2029

Common areas managed by homeowner associations, common interest development, and community service organizations must stop watering nonfunctional turf.

Note: You are not required to replace lawn by these dates—only to stop irrigating with potable water.





PLANNING YOUR WATER-WISE LANDSCAPE



How to Get Started

1

Step 1: Identify Nonfunctional Lawn

Walk the property to assess where lawn is present. Determine which areas are functional and which are not. Discontinue watering nonfunctional areas.



2

Step 2: Adjust Irrigation Systems

Work with landscaping professionals to switch to more water efficient watering methods.

3

Step 3: Make a Plan

Create a communal vision for the transformed landscapes, including shaded areas, native plant gardens, and increased curb appeal. Develop strategies to protect and water existing trees during work.



4

Step 4: Start Small

Break up the project into manageable phases to fit your budget, take advantage of rebates, and explore state grants.

USE THIS TRANSITION TO CREATE COLORFUL SPACES AND SUSTAINABLE LANDSCAPES



Paths, benches, and shaded seating for walking, gathering, or relaxing



Shade trees and flowering shrubs



Rain gardens and bioswales



Low-water native and water-wise plants