



LESS LAWN, BIGGER IMPACT

NEW RULES FOR WATERING LAWNS IN CALIFORNIA

California law (AB 1572) will prohibit the use of drinking water to irrigate nonfunctional turf at most commercial, industrial, and institutional (CII) properties, including common areas managed by homeowner associations (HOAs), community service organizations, or similar entities.

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's Changing

Properties will need to discontinue using drinking water to irrigate lawn areas that are not actively used for play, gatherings, or other functional purposes. This effort is designed to preserve green spaces that serve a meaningful purpose while encouraging more efficient water use by reducing irrigation of nonfunctional areas.

Who Needs to Comply?

- Commercial, industrial, and institutional properties (offices, retail centers, schools, hospitals, etc.)
- Common areas of HOAs
- Public agency landscapes (parks, civic campuses, medians)



To learn more visit eastvalleywater.gov

COMPLIANCE TIMELINE



January 1, 2027

Public properties owned or managed by state and local governments, including public school districts



January 1, 2028

Commercial, industrial, and institutional properties



January 1, 2029

Common areas managed by homeowner associations, common interest development, and community service organizations

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