



# GM Meeting

June 17, 2025

# New Nonfunctional Turf Law

AB 1572 (Friedman) is now law

- **Prohibits potable irrigation of NFT on CII and HOA properties of any size**
  - Also includes road medians, fenced areas, parking lots, street right of ways, etc.
- **Exempt: private residential properties**, sports fields, picnic areas, cemeteries
- Suppliers required to communicate law but “may” enforce it

## Implementation timeline

- **2027 - Properties owned by local governments**
- **2028 - Commercial and industrial properties**
- **2029 - Common areas of homeowners' associations**
- **2031 – Properties owned by local governments in disadvantaged communities or when state funding for turf replacement is available**

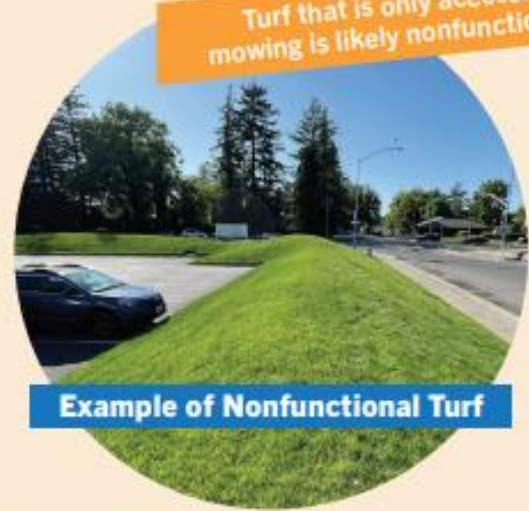
More info: [https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill\\_id=202320240AB1572](https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202320240AB1572)

## 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

**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.

**GENERAL RULE:**

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



# Functional Turf

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Nonfunctional Turf

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# NFT or FT?



# Supplier Requirements

(d) Public water systems shall, by no later than January 1, 2027, revise their regulations, ordinances, or policies governing water service to include the requirements of subdivisions (a) and (b), as revised by the board pursuant to subdivision (c), and shall communicate the requirements to their customers on or before that date.

**(a) implementation timelines for different types of properties**

**(b) Notwithstanding subdivision (a), the use of potable water is not prohibited by this section to the extent necessary to ensure the health of trees and other perennial nonturf plantings, or to the extent necessary to address an immediate health and safety need.**

**(c) Allows for exemptions for hardships**

PUBLIC WATER SYSTEM = 15 service connections or more

Not just urban water suppliers...



# Supplier Enforcement Options

(1) A public water system, city, county, or city and county **may enforce** the provisions of this chapter.

(2) To avoid duplication of enforcement, any entity identified in paragraph (1) that is not a retail public water system shall notify the retail public water system 30 days prior to enforcement of the provisions of this chapter against a property served by such system.

## Customer Enforcement

- State allows fines for up to \$1,000 per day
- Or as defined by urban retail water supplier via local policy/ordinance/etc.
- **My recommendation = mirror water waste prohibition enforcement**

## Supplier Enforcement

- Civil Liability from the State Water Board, Superior County and/or Attorney General
- State allows fines for up to \$1,000 per day



# Customer Requirements

(1) An owner of commercial, industrial, or institutional property with more than 5,000 square feet of irrigated area other than a cemetery shall certify to the board, commencing June 30, 2030, and every three years thereafter through 2039, that their property is in compliance with the requirements of this chapter.

(2) An owner of a property with more than 5,000 square feet of irrigated common area that is a homeowners' association, common interest development, or community service organization or similar entity shall certify to the board, commencing June 30, 2031, and every three years thereafter through 2040, that their property is in compliance with the requirements of this chapter.

# Couple of details

## 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.

A high-resolution, top-down photograph of a lush green lawn. The grass blades are short and densely packed, creating a vibrant, textured surface. The lighting is even, highlighting the natural green tones of the grass.

What is RWA  
doing to help?

# NFT Resources – Supplier

- Guidance Document
  - Legal FAQ Memo
  - Ordinance language for basic requirements

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# Extra: What should replace NFT?

(A) Prohibition on installation on nonfunctional turf

(1) X years after the effective date of this ordinance, nonfunctional turf shall not be installed at any new or existing commercial, industrial, and institutional (CII) properties and common areas of Homeowner Associations (HOAs) properties.

(B) Recycling nonfunctional turf

(1) Five years after the effective date of this ordinance, nonfunctional turf shall be recycled on site for commercial, industrial, and institutional (CII) properties and common areas of Homeowner Associations (HOAs) properties.

(C) Replacement of non-functional turf

(1) Nonfunctional turf recycled or removed from commercial, industrial, and institutional (CII) properties and common areas of Homeowner Associations (HOAs) shall be replaced within 2 years with living tree and plant species (covering a minimum of 50% of landscape area) and designed, installed, and managed in accordance with the Model Water Efficient Landscape Ordinance (MWELo).

# SFC Leasing

40% savings  
3,800 sq feet  
\$15,000 rebate



# Adrian Blanco Jewelry

22% savings

1,650 sq feet

\$15,000 rebate



# Westfield Galleria

8 million gallons saving/year

150,000 sq feet

\$60,000 rebate



# BE WATER SMART NFT Resources - Webpage

[www.bewatersmart.info/nft/](http://www.bewatersmart.info/nft/)

- Customer FAQs - complete
- Link to Rebates - complete
- Flyer - complete

## Other Resources

- Graphics - coming soon
- Pictures - coming soon
- Webinars - coming soon
- Videos - coming soon
- Focus group - coming soon



## New Law on Irrigating Nonfunctional Turf

In 2023, California enacted Assembly Bill (AB) 1572 to reduce the wasteful use of potable (drinking) water and support state policies on water conservation and climate change. The law prohibits using potable water to irrigate nonfunctional turf (NFT) on commercial, industrial, and institutional (CII) properties and common landscape areas of Homeowners Associations (HOAs) starting in 2027.

The law does not ban turf—it prohibits using potable water on nonfunctional turf. Functional turf may still be irrigated with potable water, and nonfunctional turf may still be irrigated with recycled water.

The new law will be phased in over five years, starting in 2027, based on the type of property. The deadlines below are the compliance dates, which means the applicable property must stop irrigating nonfunctional turf with potable water by that date may not irrigate with potable water in the future. This is a permanent prohibition.

Property Type	Compliance Date
State/local government, local and regional public agencies, public water systems	January 1, 2027
All other institutional, commercial, and industrial properties (not described above)	January 1, 2028
HOA common areas, common interest developments, and community service organizations, or similar entities	January 1, 2029
Government/public water system properties in disadvantaged communities	January 1, 2031, or when funding is available to convert NFT, whichever is later

[Click here for a flyer with more information.](#)

### Nonfunctional Turf Frequently Asked Questions (FAQs)

Understanding the Nonfunctional Turf (NFT) Law—Assembly Bill 1572

Compliance Resources and Information

1. What is the Assembly Bill 1572 nonfunctional turf law?
2. What is turf?
3. What is functional and nonfunctional turf?
4. What properties are affected by the law?
5. Does the ban apply to residential properties?
6. When will this ban take effect?
7. Does the ban apply to the irrigation of nonfunctional turf with recycled water?
8. Can trees located in nonfunctional turf areas still be irrigated with potable water?

Contact your local water provider with any additional questions.

Find Your Water Provider

Not sure which district is your water provider?

Search Now



SAVE OUR WATER  
Learn more about California's Dry Conditions at [saveourwater.com](http://saveourwater.com)



### Announcements

Mulch and compost: The secret to a summer strong garden

Get Up to \$15,000 in Rebates for Indoor Water-Efficient Upgrades at Commercial and Industrial Properties

Water-saving mulch available during MULCH MAYHEM on Saturday, May 17

# NFT Resources - Flyer



## NEW LAW ON IRRIGATING NONFUNCTIONAL TURF

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

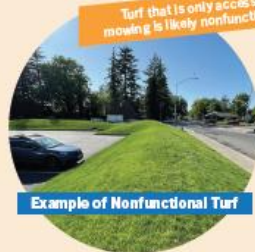
To reduce the wasteful use of potable (drinking) water and support state policies on water conservation and climate change, the California Legislature passed Assembly Bill 1572 (2023). The law prohibits the use of potable water to irrigate nonfunctional turf on commercial, industrial, and institutional (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?



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**GENERAL RULE:**

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

### 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
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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, as well as for irrigation upgrades.

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



## NFT Resources - CalWEP

- CalWEP Task Force – RWA is a member
- CalWEP Resources - \$150,000 budget, pass the hat
  1. Sector specific marketing materials
    - Commercial/Industrial, HOAs, Local Governments, Property Managers, Educational Institutions, Developers, Landscaping Companies,
  2. Centralized statewide website for the public
    - Nonfunctionalturfca.com or .org
    - Regionally specific
  3. Internal resource guide for water agencies
    - Model ordinance (RWA will help)
    - Communications template
    - Staff presentations
    - Enforcement options

# Completion by September 2025

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## NFT Resources - MWD

- Co-sponsored bill
- Considering funding public opinion research on NFT
  - Phone surveys and focus groups – SoCal, maybe statewide?
- Working with their staff for messaging consistency



[BeWaterSmart.info](http://BeWaterSmart.info)

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# NFT Resources - SNWA



**NOTE: Business, HOA, and multifamily properties have a legal requirement to remove nonfunctional grass!** A law prohibits the use of Colorado River water to irrigate nonfunctional grass found around Southern Nevada business complexes, along streets in HOA communities, and in traffic circles and medians, beginning in 2027.

[Learn about the Law](#)



[BeWaterSmart.info](http://BeWaterSmart.info)

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## In Summary....

- This is confusing...there is a lot still to nail down
- Mixed messaging already – Ex: landscape companies
- Decide for your agency the level of effort and enforcement
- Regional materials are baseline support



[BeWaterSmart.info](http://BeWaterSmart.info)

**What is your agency  
planning for NFT?**

**Comments or  
Questions?**

