

# AB 1572

## Understanding the New Law on Water Use and Nonfunctional Turf



Example of Nonfunctional Turf

### AB 1572 OVERVIEW

AB 1572, **California legislation** signed on October 13, 2025 prohibits the use of potable (drinking) water for irrigation of nonfunctional turf on commercial, industrial, institutional (CII) properties and HOA common areas throughout the state of California.





### COMPLIANCE

The **State of California** required all water purveyors to adopt a Local Regulation, Ordinance or Policy. Rowland Water District has adopted Ordinance 0-10-2025 on October 14, 2025 prohibiting potable water from being used to irrigate certain areas of nonfunctional turf. Customers impacted by the regulation will be contacted before compliance goes into effect in accordance with the implementation timeline listed below.

CII customers and properties with more than 5,000 square feet of an irrigated area will be required to self-certify to the State Water Resources Control Board (SWRCB) every three years beginning **June 30, 2030**.

HOA properties with more than 5,000 square feet of an irrigated area will be required to self-certify to the SWRCB every three years beginning **June 30, 2031**.

### IMPLEMENTATION TIMELINE

-  **January 1, 2027** - Public properties owned by local governments
-  **January 1, 2028** - Commercial, Industrial, and Institutional (CII) properties
-  **January 1, 2029** - Homeowners Association (HOA) common areas
-  **January 1, 2031** - Properties owned by local governments in Disadvantaged Communities (DAC) or when state funding for turf replacement is available



Example of Functional Turf



### QUESTIONS ABOUT AB 1572

Contact Joel Douglass,  
Sr. Water Efficiency Specialist, at  
(562) 697-1726 or [jdouglass@rwd.org](mailto:jdouglass@rwd.org)

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## WHY DOES THIS MATTER?

### Smarter Water Use

Helps California prepare for long-term water shortages

### Cost Savings

Cuts down on water maintenance bills for businesses, HOAs, and public institutions

### Compliance

AB 1572 is now California law. Planning your transition early will provide early access to rebates and avoid future fines

## WHAT IS NONFUNCTIONAL TURF

Nonfunctional turf refers to irrigated lawn that is ornamental and not regularly used for recreation or public gatherings. If the landscaper is the only person who walks on the grass, it's likely nonfunctional. Below are some examples:

- ✔ Decorative lawn along sidewalks, building edges or fences
- ✔ Unused patches of turf near signage or building entries
- ✔ Sloped lawn areas
- ✔ Grass in medians, roundabouts, parking lots, or entry signage zones

## THE RESTRICTION DOES APPLY TO THE FOLLOWING:

- Properties owned by local governments
- Commercial, industrial, and institutional (CII) properties
- Homeowners associations (HOAs) and common areas

## THE RESTRICTION DOES NOT APPLY TO THE FOLLOWING:

- Nonfunctional turf areas that are irrigated with recycled water.
- Turf used for recreation. This means that where recycled water is not available, drinking water can still be used on school fields, sports fields and areas regularly used for civic or community events, multifamily residential properties, and cemeteries.
- Single-family residential properties including those located in HOAs. Residential customers can still water their yards in accordance with RWDs conservation mandates.
- Exceptions made for tree health.

## DEFINITIONS

**Nonfunctional Turf-** Any common area turf that is decorative and has no other functions.

**Functional Turf-** Common area turf located in a recreational use area or community gathering space.

**Common Area-** Area that is not assigned for exclusive use of the occupants of an individual dwelling unit within the property.

**Nonfunctional Turf-** Any common area turf that is decorative and has no other functions.

[www.rwd.org](http://www.rwd.org)  
[NonFunctionalTurfCA.org](http://NonFunctionalTurfCA.org)



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Visit [www.rwd.org/conservation/NFT/](http://www.rwd.org/conservation/NFT/)  
or scan the QR code

