

Non-Functional Turf Ban for HOAs



Non-Functional Turf is grass that is decorative and not otherwise used for human recreation purposes.

Assembly Bill 1572 (2023) prohibits the use of potable water for the irrigation of non-functional turf located on commercial, industrial, municipal, institutional, and common interest developments (including homeowner associations). It requires specified non-residential property owners to certify their compliance with these provisions.

Compliance Schedule: AB 1572 took effect January 1, 2024. HOA customers are required to be in compliance with the law by January 1, 2029.

Homeowner Associations: AB 1572 bans the use of potable water for irrigation of decorative turf grass that is not used for recreational or civic purposes. These areas of grass are commonly found between sidewalks and streets, and in common areas of developments maintained by homeowner associations.

Properties with more than 5,000 square feet of irrigated common area that are subject to AB 1572 are required to certify to the State Water Resources Control Board, starting June 30, 2031, and every three years thereafter through 2040, that the property is in compliance. Visit www.waterboards.ca.gov for more information.

Reference Materials

Please refer to the documents and links below for more information on non-functional turf and AB 1572:

[OMWD Non-Functional Turf Webpage](#)

[Assembly Bill 1572](#)

[Turf Replacement Rebates](#)