

Example of functional turf

NON-FUNCTIONAL TURF BAN INFORMATION

CA State Law

Legislation that prohibits the use of drinking water (potable water) for irrigation of non-functional turf for all commercial, industrial, and institutional (CII) properties. This includes city, school, and HOA property. Signed into law on October 13, 2023.

Nonfunctional Turf

Defined as any common area turf that is decorative and has no other functions. Examples include HOA common areas, streets right-of-way, parking lots, medians, and areas outside of businesses that are not used for recreation.

Functional Turf

Defined as common area turf located in a recreational use area or community gathering space. Examples are sports fields, picnic areas and cemeteries. Turf areas located on single family residential properties.

Common Area

An area that is not assigned for exclusive use of the occupants of an individual dwelling unit within the property.

Recreational Use Area

An area designated by a property owner or a governmental agency to accommodate human foot traffic for recreation, including sports fields, golf courses, playgrounds, picnic grounds or pet exercise areas.

Rebates

$2/sq.ft - Commercial & HOA
$3/sq.ft - Public Agency

COMPLIANCE TIMELINE

January 1, 2027

Public properties owned by local governments.

January 1, 2028

Commercial, Industrial, and Institutional (CII) properties.

January 1, 2029

Homeowner association (HOA) common areas.

January 1, 2031

Disadvantaged community (DAC) property.

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Questions? Contact Lily Lopez
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CII Properties with over 5,000 square feet of irrigated turf will be required to self-certify to the State Water Resources Control Board (SWRCB) every three years beginning June 30, 2030.



This restriction DOES apply to the following:

- Properties owned by local governments.
- Commercial, Industrial, & Institutional (CII) properties.
- Homeowners associations (HOAs), mobile home parks, retirement communities, and common interest developments common areas.

HOA Properties with over 5,000 square feet of irrigated turf will be required to self-certify to the SWRCB every three years beginning June 30, 2031.

This restriction DOES NOT apply to the following:

- Nonfunctional turf areas irrigated with recycled water.
- Turf used for recreation purposes, this includes areas such as school fields, sports fields or areas commonly used for civic or community events.
- Single-family residential properties, including those located in HOAs. Residential customers can still water their yards.
- Multifamily residential properties and cemeteries.
- Exceptions made for tree health.



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