

# AB 1572 Nonfunctional Turf Irrigation Ban

*Water Conservation Subcommittee  
February 11, 2026*

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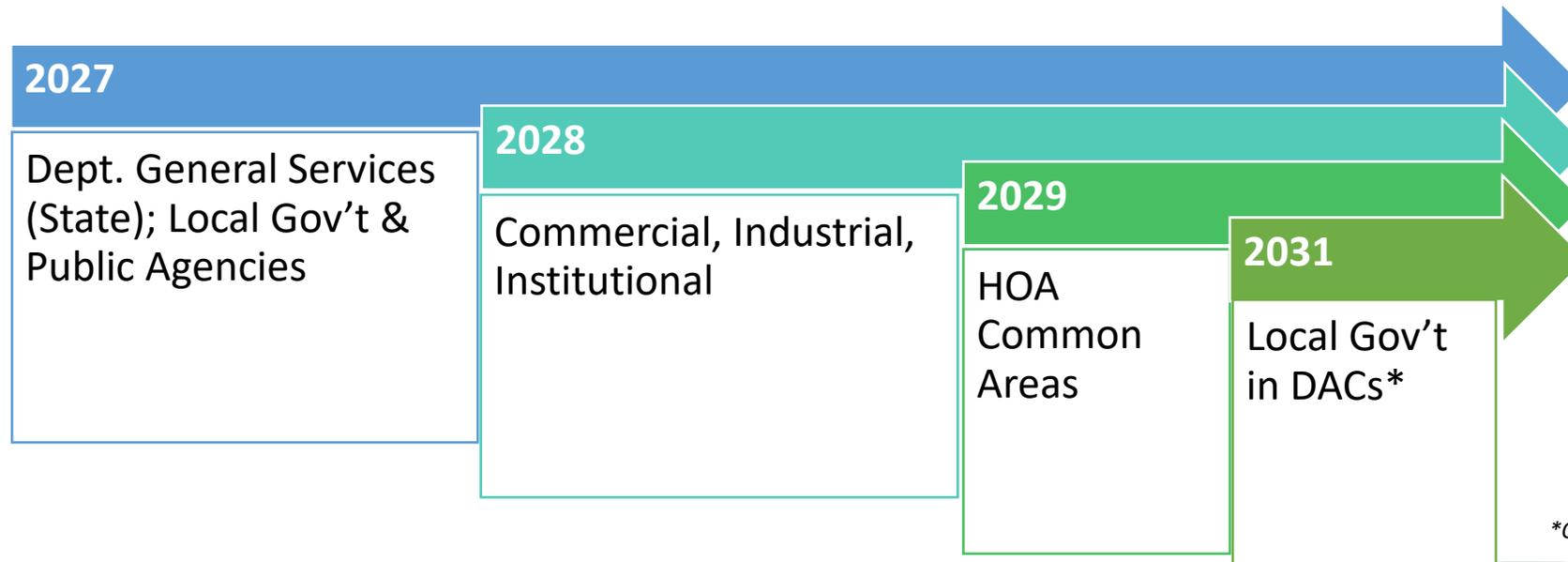


# AB 1572: Purpose

- California faces persistent drought and climate change impacts on water supplies.
- Potable water use for nonfunctional turf is considered wasteful and unsustainable.

# AB 1572 Requirements

- Prohibits **irrigating** nonfunctional turf (NFT) on commercial, industrial, institutional (CII) properties, and HOA common areas.
- **Phased implementation timeline.**



*\*Or when funding available*

# AB 1572 Requirements

- Sites with >5,000 sq. ft. of irrigated area must *self-certify* compliance to the **State** beginning in 2030 (HOAs in 2031).



# What is Turf?

- Ground cover of mowed grass that is maintained in a green condition.

## Examples:

- ✓ Cool-season grasses: Kentucky bluegrass and tall fescue
- ✓ Warm-season grasses: bermudagrass.

*Note: Artificial turf is not included in this definition and is not subject to AB 1572 requirements.*

# What is Nonfunctional Turf?

- Nonfunctional turf refers to an irrigated lawn that is purely decorative and not regularly used for recreation or public/community gatherings.

*“If the only time you walk on the turf is to mow it, it is considered nonfunctional.”*



# What is NFT?



# Nonfunctional Turf Indicators

Does the landscape have any of the following?

- Narrow strips (10 ft wide or less) along sidewalks, fences, or buildings
- Medians, frontage strips, or parking lot islands
- Decorative lawns at subdivision entries, signage areas, or gateways
- Steep slopes (25% grade or more)
- Inaccessible lawns (blocked by barriers, no pathways)
- Purely ornamental lawn (green for looks only, not used by residents)

If **“Yes”** then it’s likely Nonfunctional and subject to AB 1572.

# Trees

- NFT around trees is still NFT.
- However, irrigation can continue to preserve the health of trees and other perennial plantings.
  - This is water applied to the tree's root zone.
- Best Practice: New trees should be placed on their own irrigation valve separate from lawn.





# Enforcement

- By **January 1, 2027**, the City of Santa Rosa must update city code to address AB 1572 compliance and notify impacted customers.  
*(Process: WCS > BPU > City Council)*
- Enforcement methods and penalties are proposed to be consistent with existing Santa Rosa water waste ordinance approach.
- The State Water Resources Control Board may also take enforcement action if needed - up to \$1,000 per day.

# AB 1572

## How Can Santa Rosa Water Assist Customers with Compliance?

# Outdoor Rebates



## Cash for Grass Rebate

Low-water landscapes can be vibrant, beautiful gardens! We can help offset some of the costs of your new garden with our rebate program, \$1/sq ft of lawn removed!

[www.srcity.org/watersmart](http://www.srcity.org/watersmart)

**Rebate: \$1/sq. ft.**  
**lawn removed**

**Commercial: \$10,000**  
**annually/ meter**

# Outdoor Rebates



## Irrigation Efficiency Rebate

Is your controller from the 1980s? Have you been thinking of converting your spray system to drip irrigation? You may be eligible for a rebate.

***\*Cannot be combined with Cash for Grass for same project***

**Commercial: \$1,000  
lifetime cap/meter**

[www.srcity.org/watersmart](http://www.srcity.org/watersmart)



# Outreach & Education



### Understanding Your Irrigation System

Garden irrigation can seem intimidating, but with the right resources, it doesn't have to be.



### Watering Recommendations

Free weekly watering recommendations for your garden.



### Garden Design and Plant Selection

Let us help you design your new WaterSmart garden.



### Maintaining a WaterSmart Garden

Just like any garden, low-water-use landscapes also require a little care and attention.

# www.NonFunctionalTurfCA.org

## External Resources

### LESS LAWN MORE APPEAL

HOMEOWNERS ASSOCIATIONS

#### The New State Law On Irrigating Nonfunctional Lawn

Starting on **January 1, 2029**, California law (AB 1572) will prohibit the use of potable (drinking) water to irrigate nonfunctional lawns in Homeowner Association (HOA) common areas that are purely decorative. HOAs are not required to transform these areas into water-wise landscapes by that date, but lawns can no longer be irrigated using potable water.

Failure to comply with the law can result in civil penalties of up to \$1,000 per day (California Water Code §1846).

The new law provides an opportunity to create attractive, vibrant spaces that showcase the beauty of low-water and native plants, increase curb appeal, and provide a vision for others to follow.



California Flannel Bush *Fremontodendron* spp., California native

#### Steps for Getting Started

# TURF'S UP!

## Tree Care and Lawn Conversion in a New Regulatory Landscape

Wednesday, February 11, 2026  
08.00 AM - 12.30 PM

 Finley Center  
2060 W College Ave, Santa Rosa

**California law, AB1572, bans irrigating nonfunctional turf with potable water for HOA, commercial, industrial, institutional, and public properties.**

*Join industry experts, property managers, and contractors to:*

- ✓ Understand compliance timelines
- ✓ Discover available resources
- ✓ Define nonfunctional turf
- ✓ Maintain tree health
- ✓ Earn CEU's



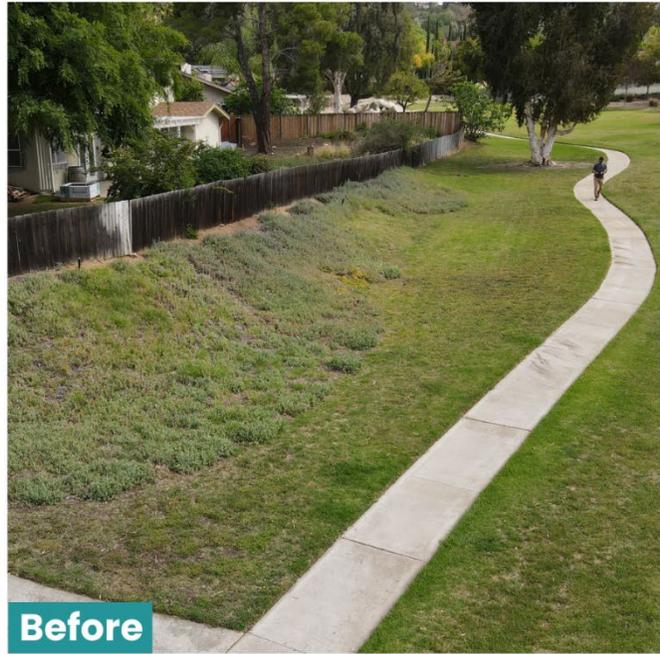
Scan to learn more  
and register!



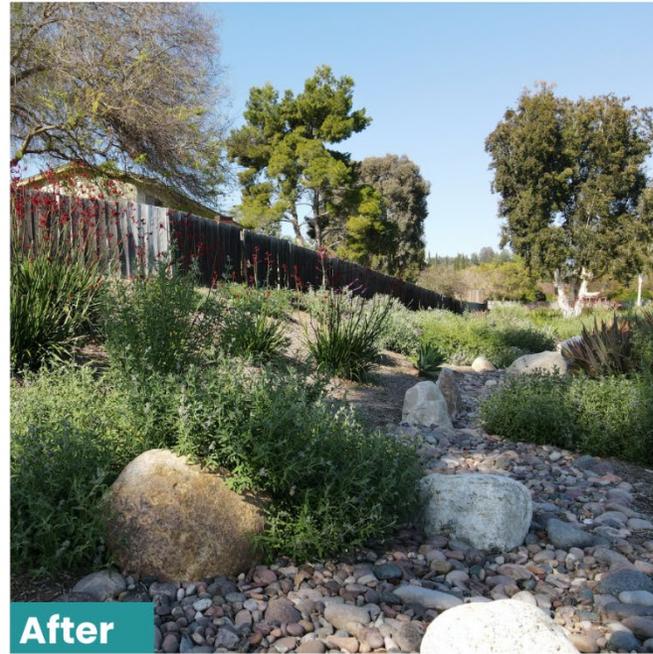
[www.rrwatershed.org/event/turfs-up](http://www.rrwatershed.org/event/turfs-up)

# Thank you

## Questions?



Before



After