



Frequently Asked Questions

Nonfunctional Turf Ban (AB 1572)

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1. What is the nonfunctional turf ban?

Water Code section 10608.14 (Assembly Bill (AB) 1572 (2023)), signed into law in 2022, prohibits using drinking water to irrigate nonfunctional mowed grass located on properties that are owned by:

- Commercial entities
- Industrial entities
- Institutional entities
- Homeowners' associations
- Common interest developments
- Community service organizations
- Similar entities (as specified).

Cemeteries are not included under the nonfunctional turf ban.

In this case, drinking water (that is, potable water) means water that has been treated to be safe for human consumption.

2. Does the nonfunctional turf ban apply to residential properties?

The nonfunctional turf ban does not apply to residential properties.

3. Does the nonfunctional turf ban apply to residential properties in HOAs?

Residential properties, including residential properties within homeowners' associations (HOAs), are not subject to AB 1572.

However, common areas, including those within HOAs, are subject to AB 1572. Common areas are portions of a property that are not assigned or allocated to the exclusive use of the occupants of an individual dwelling unit within a property.

4. What is turf?

Section 491 of Title 23 of the California Code of Regulations defines "turf" as mowed grass used as a ground cover.

5. What is the difference between functional turf and nonfunctional turf?

Functional turf is mowed grass located in a recreational use area or in a community space. For example, soccer fields, or park areas where people gather for community events.

Mowed grass in any other kind of area is nonfunctional. Nonfunctional turf includes, but is not limited to, mowed grass:

- Located within street rights-of-way and parking lots.
- Enclosed by fencing or other barriers to permanently keep people out.

6. I manage a property that is subject to the nonfunctional turf ban. Who can tell me whether or not I can irrigate my grass with drinking water?

By January 1, 2027, public water systems must revise their regulations, ordinances, or policies governing water service to incorporate the nonfunctional turf ban and communicate any requirements to their customers.

The State Water Board has no current plans to weigh in regarding specific cases of what grass is or is not considered within the scope of the nonfunctional turf ban. Questions regarding whether specific grass is “nonfunctional” should be directed to local public water systems.

7. Does the nonfunctional turf ban mandate the removal of grass?

AB 1572 only prohibits using drinking water to irrigate nonfunctional mowed grass. This law does not mandate removing grass.

8. Do I need to stop watering my trees with drinking water?

AB 1572 does not prohibit using drinking water to water trees and other perennial non-grass plantings.

9. By when does a property have to stop irrigating nonfunctional grass with potable water?

The date a property must cease irrigating nonfunctional turf (NFT) with treated, drinking water depends on the type of property:

Deadline	Properties that must stop watering NFT with drinking water
January 1, 2027	Properties owned by the State of California Department of General Services.
January 1, 2027	Properties owned by local governments, public agencies, and public water systems, except for those in a disadvantaged community.
January 1, 2028	Commercial, industrial, and remaining institutional (CII) properties.
January 1, 2029	Homeowners' associations, common interest developments, and community service organizations.
January 1, 2031 or when funding is made available	Properties owned by local governments, public agencies, and public water systems in a disadvantaged community. The deadline is either January 1, 2031, or whenever state funding for lawn conversion becomes available, whichever is later.

"Disadvantaged community" refers to a community with an annual median household income that is less than 80 percent of the statewide annual median household income.

The State Water Board may postpone a property owner's compliance deadline by up to a maximum of three years upon a showing of economic hardship, critical business need, and potential impacts to human health or safety. Details on this process will be forthcoming.

10. Who must self-certify compliance with the nonfunctional turf ban to the State Water Board?

Self-certification (i.e., reporting compliance to the State Water Board) is required for owners of:

- Commercial, industrial, or institutional properties with more than 5,000 square feet of irrigated area other than a cemetery
- Properties with more than 5,000 square feet of irrigated common area that are:
 - A homeowners' association
 - Common interest development,
 - Community service organization or
 - Similar entities (as specified).

11. By when do properties have to self-certify to the State Water Board?

Owners of commercial, industrial, and institutional properties with more than 5,000 square feet of irrigated area (other than a cemetery) must certify compliance to the State Water Board on **June 30, 2030**, and must continue to do so every three years until 2039.

Owners of HOAs, common interest developments, community service organizations, etc., with more than 5,000 square feet of irrigated area must certify compliance to the State Water Board on **June 30, 2031**, and must continue to do so every three years until 2040.

Information on how to certify compliance to the State Water Board will be forthcoming.

12. Will certifications be publicly accessible?

Yes. Certifications will be made publicly accessible via the State Water Board's nonfunctional turf website.

13. Who may enforce the nonfunctional turf ban?

Enforcement may be conducted by water systems, cities, counties, or cities and counties. To avoid duplication of enforcement, cities and counties should notify the retail public water system 30 days prior to enforcement against a property served by the system.

Additional Resources

More information can be found on the State Water Board's Nonfunctional Turf webpage, <https://waterboards.ca.gov/conservation/nonfunctional-turf.html>.

(This FAQ was last updated on July 29, 2026)