



# Fact Sheet

## Prohibitions for HOA's

This fact sheet provides information regarding water use prohibitions for Home Owners Associations (HOAs) when not in drought and during a drought state of emergency. For information on drought conditions, please visit the California [drought preparedness website](#).

### When Not in Drought

- An HOA cannot fine or require a homeowner to reverse or remove the water-efficient landscaping measures upon the conclusion of the drought state of emergency (Civil Code section 4735(e)).
- An HOA cannot enforce architectural or landscaping guidelines or policies that prohibit either the use of low water-using plants as a replacement of existing turf, or the use of artificial turf or any other synthetic surface that resembles grass (Civil Code section 4735(a)).

### During and In Response to a Declared Drought Emergency

- An HOA cannot issue a fine or assessment on a homeowner for reducing or eliminating the watering of vegetation or lawns during a state or locally-declared drought emergency (Civil Code section 4735(c)).
- An HOA cannot enforce architectural or landscaping guidelines or policies that prohibit, or have the effect of prohibiting, compliance with most local water-efficient landscape ordinances.
- An HOA cannot require that a homeowner pressure wash the exterior of their home, vehicles and concrete surfaces during a declared state of drought emergency (Civil Code section 4736(b)).

### Additional Resources

To learn about the actions California is taking to manage our water system and cope with the impacts of drought, visit [Drought.CA.Gov](#). Every Californian should take steps to conserve water. Find out how at [SaveOurWater.com](#).

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