

**A Compliance Checklist for Property Managers**

*This checklist is designed to help property managers in California understand and track compliance with California law, AB 1572, which prohibits the use of potable (drinking) water for the irrigation purposes of nonfunctional lawns.*

*AB 1572 requires property owners with more than 5,000 square feet of irrigated area to submit an initial and recurring certification of compliance to the State Water Resources Control Board beginning June 30, 2030, for commercial, industrial, and institutional properties, and by June 30, 2031, for HOAs, common interest development, community service organizations, or similar. Recurring certification is required every three years through 2039 and 2040, respectively.*

*Here are some steps to help you identify areas with nonfunctional lawns and develop alternative, water-wise landscapes.*

**1) Ways to Identify Areas with Nonfunctional Lawn**

* Review the existing landscape and irrigation system plans for your managed properties.
* Determine if any of the irrigation systems utilize recycled or graywater.
* Use an online mapping system and aerial imagery to identify and designate non-functional lawns.
* Consider hiring a landscape professional to conduct a thorough walkthrough and inventory of your properties.
* Contact your local water provider to inquire about potential site assessments.
* Walk each property and make an inventory of the areas that are impacted, such as:
	+ Entryway lawns
	+ Lawns alongside curbs, fences, or walls
	+ Lawns between buildings, near sidewalks, or in parking lot medians

**2) Develop plans for A Water-Wise Landscape**

* Check with your local water provider on the availability of lawn conversion rebates and qualification requirements. *Rebate funding can be limited and is available on a first-come, first-served basis. Learn more about rebates in your area by visiting NonFunctionalLawnCA.org.*
* Work with a Qualified Water Efficient Landscaper or WaterSense Certified Professional on the installation of the irrigation system. <https://lookforwatersense.epa.gov/find-a-pro.html>.
* Hire a landscape designer licensed by the California Landscape Contractors Association who specializes in water-wise and native plant landscape design. https://clca.org
* Focus on areas with high water use, those with irregular dimensions (inefficient to irrigate), or areas in high-visibility but nonfunctional locations, such as entrances and exits.
* Create areas that will add shade and curb appeal.
* Prioritize low-water, native, and pollinator-friendly plants.
* Contact local nurseries to determine the availability of low-water native plants. *Remember, the new plantings will take time to become established and fill in the spaces*
* Develop strategies to protect and water existing trees during work. *See Best Practices for Trees During Lawn Conversion* for details.
* Educate residents and tenants on the law and transition plans.
* Leverage the maintenance staff for some of the work.

**3) Upgrade and Adjust the Irrigation System**

* Check if your water provider offers rebates for upgrading your irrigation system.
* Convert sprinklers to drip irrigation to ensure that trees and shrubs are watered efficiently.
* Determine if new stations or valves should be added to the irrigation system. Drip irrigation and overhead sprinklers should not be on the same station.
* Install a WaterSense-labeled, weather-based sprinkler timer to enhance the efficiency of your irrigation system.

**4) Document the Changes Made to the Nonfunctional lawn areas**

* Check NonFunctionalLawnCA.org to determine how to certify your property’s adherence to the law. *Documentation could include the reduction in water used, the square footage of nonfunctional lawn transformed, and types of irrigation system upgrades.*

**5) Educate Staff on How to Maintain the Landscape**

* Identify training needs for maintaining the new landscape.
* Discuss with the landscape designer the possibility of holding training sessions for maintenance staff and groundskeepers.
* Develop an appropriate watering schedule for newly planted areas.
* Establish a routine for inspecting the irrigation system for leaks and necessary repairs, as well as for adjusting scheduling if a self-adjusting weather-based sprinkler timer is not installed.



[Feel Free to Add Water Agency Logo]

 Website: [Insert URL]

 Phone: [Insert Number]

 Rebate Info: [QR Code or Link]