

Question	Answer
To my knowledge even functional turf cannot be irrigated with potable water. Will recycled water be provided to Lake Arrowhead area so I can avoid fines for HOAs that I manage?	AB 1572 only restricts the irrigation of nonfunctional turf with potable water. Functional turf may continue to be irrigated with potable water. If you are interested in recycled water, please contact your local water provider.
what is potable water?	Potable water is another name for drinking water.
Can you clarify if ALL CII properties with non functional turf will be required to stop irrigating with potable water or is it just properties with 5,000 square feet that are required to self-certify to the SWRCB? Can you clarify the self-certification requirements in the legislation.	All CII properties must comply with the law. However, only properties with more than 5,000 square feet of NFT are required to submit the certification form.
The State had a rebate for turf removal around 2015. Are they relying on agencies to provide that rebate? Or do you think the State will provide an additional rebate like they once had?	At this time, the state does not have a rebate program. As of today, I do not know if there are any plans for a statewide rebate.
Is there a difference between a front lawn for a single family home in an HOA vs a townhome with front lawn in an HOA? (both being maintained by the HOA)	Buildings of 4 units or less are considered residential and the turfgrass would not be subject to the bill.
Where do churches fall in this category?	Churches are commercial properties and must comply with the bill starting January, 2028.
What about religious institutions?	Churches fall under Commercial, Industrial, Institutional designation
Please define CII Properties. Thank you!	CII = Commercial, Industrial, and Institutional
Can we still water micro-clover if we replace all lawn with Clover cover.	If you have clover, clover is not a turfgrass and is not subject to the bill. If you wish to replace lawn with clover, that does meet the requirements of AB 1572.
Is the lawn in front of a condominium building considered Functional Turf since it is a residence?	Condominium buildings are not considered single-family residential. As a CII property, it would be subject to the bill. However, AB 1572 applies to the common areas.
for a small comercial property irrigating the lawn and vegetation this would apply	Correct
for a small comercial property irrigating the lawn and vegetation this would apply??	Correct
So watering can only be done around the trees but not the rest of the grass in that last example?	Correct.
So to clarify -- in an HOA situation - if the turf is around a separate single family home it's ok, but if it's in front of a connected condominium set of homes it is not OK?	Correct.
What about switching to drought tolerant plants instead of turf, that require drip irrigation?	Drought tolerant plants are not subject to the bill and are a great alternative to turfgrass.

Can you please clarify, if a residential home within an HOA has front yard grass, which is maintained by the HOA and the grass is considered HOA common area. Would the turf be exempt?	Front and back yards are not considered HOA common areas. Therefore, AB 1572 is not applicable.
Our association is considered attached single family residence not a condo association. Then am I understanding that our front yards are exempt?	Front residential areas are not part of AB 1572. It is only the common areas.
What about turf to the side or back of a residential home in an HOA? Is it only the front yard that is excluded?	Front yards and backyards are excluded from the bill.
if we replace with native grasses and drought resistant plants do we need to replace sprinkler system??	Generally, you will want to replace your sprinkler system with more efficient irrigation since sprinklers tend to provide more water than native grasses and drought-resistant plants need and could impact their health.
If the grass in front of those townhomes is managed and maintained by the HOA and not the home owner, is it considered common area?	Grass in the front yard of a townhome is considered residential and is not subject to the bill.
What is HOA common areas vs residential	HOA common areas are any areas not directly in front of or behind single family homes. Common examples include neighborhood entrance areas, parkways, medians, grass in parking lots, or large grass areas on slopes or near community buildings
is there a reliable list of native grasses we can reference?	I just posted a resource document in the chat! https://nonfunctionalturfca.org/resources/lawn-alternative-quick-reference-guide/
If we've received legal council confirming the turf in our community is functional, should we take any additional steps for compliance with AB 1572?	I would keep that legal advice documented and use it to communicate with the water supplier and self certification process.
So pathways of lawn are not functional?	If it is not used for recreation, it is nonfunctional.
How would we go to installing a water recycling system in our property?	If you are interested in recycled water supply, you will need to contact your local water provider.
Cutting turf irrigation is going to have a significant effect on mature and establishing trees that are growing in these turf areas. What does your agency suggest so we don't lose large parts of urban tree canopy because of this measure?	Irrigating to maintain tree health is an exemption in the bill.
so NFT isn't just grass/lawn...it also includes ground cover eg. myoporum?	It is limited to only turfgrass. Other groundcovers are not included in the bill.
If we add trees now to an HOA common area will grass be considered exempted in 2029?	It would only be the grass directly around the tree that would be exempt.

Regarding this Q&A - is there any documentation on this clarification ... If a home in an HOA has a front yard with grass but the HOA is responsible for the front yard is the resident's front yard considered functional or non functional turf?	<p>Just to weigh in with definitions, AB 1572 included the following definition for "common areas": "Common area" means that portion of a common interest development or of a property owned or managed by a homeowners' association or a community service organization or similar entity that is not assigned or allocated to the exclusive use of the occupants of an individual dwelling unit within the property.</p> <p>While this would be something to check with your own legal council, the intent is to mean that any area assigned to a residential plot within an HOA would not be subject to the "common area" rules since it is for the use of the individual dwellings.</p>
Long term water bill and maintenance costs will go down, but depending on the size of the property the initial cost of transforming can be very expensive. How can we fund this?	Look into rebate programs in your area. Many agencies throughout the state currently have rebates for turf replacement and irrigation equipment.
hi , would they be any rebates or reimbursement for these large HOA'S when this regulations goes into effect?	Many agencies currently have rebates for turf replacement. Later in the presentation, there will be more information on where to find these resources.
Are not for profit and/or Healthcare exempted?	No
Are public elementary schools exempt?	No they are not exempt. They are considered public properties with a January 1, 2027 compliance date.
Are any low ETo lawn types such as UC Verde Buffalo grass that are mowed exempt from AB 1572?	No.
Where can we find the slide deck info following this presentation? Thank you	NonFunctionalTurfCA.org
What measures are being taken to capture and desalinate ocean water, since our entire western border is ocean?	Ocean desalination is utilized by various coastal agencies throughout the state. However, many agencies have opted to instead invest in other supply and demand reduction options that are more cost effective for them.
If an HOA has a large grass area in the center of a condo/apartment that is HOA maintained, can they say it is used by the community and be allowed to water it.	Only if it is used for recreation or community gathering.
Is "turf" only mowed grass? What about clover, moss, ornamental grasses?	Only mowed turfgrass is subject to this bill.
What is an example of "informal" recreation? Walking?	Picnicking, playing sports or other recreation on a non-designated sports fields are examples of informal recreation.
If we have questions about a specific area in our HOA whether it's functional or non-functional, where is the best place or organization to send a picture?	Please check with your local agency once they have adopted their required ordinance.
Please clarify the front yards and backyards that are being excluded from the bill. Is this just for homes or does it include institutional properties or commercial properties.	The bill does not apply to residential properties (front and back yards).
By 2027, CII properties only need to cease irrigating with potable water? They aren't required to replace it?	That is correct.
please clarify pet relief areas. just because an animal uses that grass area for relief does not make it functional. Correct?	That is correct. The definition of functional is limited to human recreation and does not include pet relief use."Pet exercise areas" as included in the "Recreational use area" definition in AB 1572. Designated, fenced dog parks could be considered functional. However, other grass areas cannot be designated as functional solely based on the fact that they are used for pet relief.

If a home in an HOA has a front yard with grass but the HOA is responsible for the front yard is the resident's front yard considered functional or non functional turf?	That is still considered residential turf area and is not subject to AB 1572.
For existing tree health would we cap and transition the irrigation station to a bubbler station and just support the trees?	That would be the best solution to support your tree health.
How long will the Metropolitan WD accept rebate applications for \$7 sq/ft?	The \$7/sq ft is available until February 28, 2026. Starting March 1, 2026 the rebate will be \$4/ sq ft.
stop watering the properties or area??	AB 1572 requires the property to stop watering the area of nonfunctional turf on the property by the expected date assigned to the property date.
Krista, lawn with drivable pavers (fire lane) need to be removed on commercial?	The bill does not require the removal of any turf areas.
Do you know if deadline dates shown are for all turf on site to be removed, or could a phased master plan to convert turf be submitted for self certification? Basicly, action in progress, but not complete by the dates shown.	The bill does not require turf removal and replacement. The deadline dates are only for shutting off the irrigation to the nonfunctional turf areas.
Is there language in the bill about what should replace the lawn?	The bill does not require turf replacement.
Does disadvantaged communities include affordable housing/HOAs?	The bill only provides a delayed timeline for public properties in disadvantaged communities. HOAs in these areas must comply on the HOA timeline of January 2029.
So if agencies choose not to enforce this what happens?	The bill requires agencies to add this language as an ordinance or in their administrative code. Failure to do so is a violation of state law. Agencies may open themselves up to legal challenges if they have an ordinance they are not enforcing.
In lieu of shutting off irrigation completely by the deadline-could a community present and phased landscape transformation plan? Turning off the water is not an option for most HOA's.	The bill requires irrigation to be shut off by the deadline. If an HOA wants to do turf replacement, our recommendation is to begin that work now so that all NFT has been removed before January 2029.
the law will become effective Jan 1 2028?	The law is implemented in phases depending on the property type. January 2027 - public properties (unless in disadvantaged community areas); January 2028 - CII properties; January 2029 - HOAs and similar
could there be a disconnect if the certification form is sent to the state but does not tell the water district? How is it going to be communicated so all parties are notified?	The local agency will need to create their own requirement that the form is submitted to them as well as the state.
tree exemption- limited to just the turf under the tree canopy or the whole turf irrigation station serving both the turf and trees?	The ordinance from your local agency should have specific information for your area. However, the general rule is that it is just the turf under/around the tree.
is the property owner responsible for complying with the state or is the water agency required to make the site owner comply?	The property owner is responsible for complying with the irrigation restrictions in the law. Water agencies are responsible for adopting the law into a local ordinance and making their customers aware of the bill.
How do properties certify to the State?	The State Water Resources Control Board will create a certification form that will need to be filled out and submitted each year. This will likely be released closer to the certifying year.

If there's NFT with trees in sections should the non tree sections have sprinklers capped or because it's the same zone it can continue to irrigate?	Those sprinklers should be capped as those areas still cannot be irrigated.
Turf by definition does not need water. Does it?	Turfgrass, whether cool or warm season grass, usually requires supplemental irrigation to survive in most of CA.
I am sorry, I was interrupted during the native grass section. If someone puts down a native grass or a warm season grass varietal in place of cool weather turf grass, would that be allowed? Or is that still considered watering a non functional area and not allowed?	Warm season grass is still considered turfgrass and subject to the bill.
what about converting to artificial turf?	While not prohibited, artificial turf is not recommended and, generally, there are not rebates available for installing artificial turf.
For those of us that want to create a water-wise landscape rather than just turn off the water on lawn, are there enough qualified contractors to do this work? We are an institution with over 700 properties to be regulated on Jan. 1, 2028.	https://nonfunctionalturfca.org/find-a-landscaper/
will we be able to receive a video copy of the presentation today	Yes
Does AB 1572 apply to federal property?	Yes
Will we get the slide deck sent out?	Yes it will! To all registered attendees.
Would the exemption for trees extend to shrubs? Like this photo with a rose bush?	Yes the exemption includes other non-turf plantings.
For the tree health exemption, if your agency has miles and miles of parkways with both trees and NFT and cannot afford to retrofit the irrigation to only water near trees, are you out of compliance by continuing to water the entire area? Our city would need to do a Prop 218 to fund this project in our lighting & landscape districts.	Yes this would be considered out of compliance.
Can we start not watering the Non-Functional lawns before the deadline?	Yes you can start to make adjustments to your irrigation and landscapes ahead of the implementation timelines. Early preparation is key.
will we be able to receive a video copy of the presentation today	Yes!
like tap water?	yes! Tap water is potable water.
upper right picture of the square lawn surrounded by brick could be functional- depends upon how it is used, right? That mall may have events where they use that turf area.	yes!
When talking about lawn conversions, people who maintain lawn don't know care for natives. Any recommendations on the maintenance transition?	Yes! Check out these resources: https://nonfunctionalturfca.org/find-a-landscaper/ And encourage your landscaper to seek out these trainings (QWEL and WEL-DCP) - they are sponsored by water suppliers and free for landscapers.
Can we get this presentation in a document?	Yes! The slides will be posted as a PDF on NonFunctionalTurfCA.org

Will this slide deck be made available for download?	Yes! This slide deck and the recording will be available on NonFunctionalTurfCA.org
What are the available Yucaipa commercial turf rebates? If there are none available, when will they be available?	You will need to contact your local water agency on when rebates are available.
It was my understanding that all open spaces in HOA's that are not enclosed to a specific unit are considered common area. Are there exceptions to this?	Your definition is correct. Although the front yard/backyard areas around a single family home does not need to be enclosed to qualify as residential.
Is there a minimum size requirement for any turf to be declared as functional?	Your local agency may put minimum size requirements in their ordinance. That would be a good place to look first for that type of direction.
Can we please clarify the "tree health" carveout? Is there any guidance as to how this will be applied?	Please check with your local agency once they have adopted their required ordinance.
What is the extent of allowing watering for trees? Drip irrigation? Sprinklers? Thanks!	Bubblers on their own valve are the ideal irrigation type for trees. However, sprinklers may continue to be used around trees to ensure tree health
Is there any desire to regulate the amount of water that Big Agriculture uses? If water conservation is really the goal why wouldn't that be addressed and regulated?	Thank you for your question. This topic is outside the scope of this webinar.
Do you have another term for HOA Monuments.	Not to my knowledge.
if all this grass would be removed what thoughts are in place around the weeds that will occur soon after?	Weed abatement will be part of landscape maintenance after removing turfgrass.
Is an L&L district considered the same as an HOA?	A L&L district would be considered public property. The implementation date for public properties is January 2027.
The slide mentioned pet relief areas ARE considered Functional	The slide says "pet exercise areas" as included in the "Recreational use area" definition in AB 1572. Designated, fenced dog parks could be considered functional. However, other grass areas cannot be designated as functional solely based on the fact that they are used for pet relief.
Is there an enforcement minimum or maximum daily penalty established through AB1572?	General Violations: Up to \$1,000/day per violation. <ul style="list-style-type: none"> • Curtailment Order Violations: Up to \$10,000/day and/or \$2,500 per acre-foot of water diverted in violation. • Penalties may be imposed: • By superior court (Attorney General action). • Administratively by the SWRCB. In addition, urban retail water suppliers may create their own penalties under their local ordinances or policies. If a local agency is enforcing, then double enforcement by the state will not happen.
Are City Landscape and Lighting Districts subject to AB1572?	Yes
Is it applicable to the small section? Can it be split into functional and nonfunctional in spaces like that tree example?	Although a tree maybe on the property, it doesn't make that space functional. There is an exemption to maintain tree health, where watering can continue, but where the tree is. So yes, one could split the space and keep watering where the trees are (under the trees), and would have to stop watering where the trees are not. However, that may be difficult to do with the irrigation.

<p>If the HOA is responsible for front lawns to the homes that are not used - is that considered functional or nonfunctional?</p>	<p>Residential front lawns are not subject to AB 1572. Just to weigh in with definitions, AB 1572 includes the following definition for "common areas": "Common area" means that portion of a common interest development or of a property owned or managed by a homeowners' association or a community service organization or similar entity that is not assigned or allocated to the exclusive use of the occupants of an individual dwelling unit within the property.</p> <p>While this would be something to check with your own legal counsel, the intent is that this mean that any area assigned to a residential plot within an HOA would not be subject to the "common area" rules since it is for the use of the individual dwellings.</p>
<p>ccorrections: does AB1572 apply?</p>	<p>AB 1572 applies to correctional facilities</p>
<p>Who will monitoring these projects?</p>	<p>The State Water Resources Control Board and your local water agency/city/county</p>
<p>we use a sprinkler system to irrigate the property what can we use or a recommnedation.</p>	<p>Consider capping a portion of the nozzles that are no longer needed or coverting to drip irrigation if you convert the turf to low water/native use plants and/or trees.</p>
<p>Any guidance on turf catch basins?</p>	<p>For stormwater catch basins systems that include nonfunctional turf landscaping, coordinate with any relevant stormwater departments/agencies/property owners to ensure continued functionality if turf is replaced and consider alternative plant choices.</p>
<p>Many of our properties are fenced but open to the public during operating hours. What's the rule?</p>	<p>Without seeing it, what I can say is that if the fence can be opened for access and it is used for recreation or community uses, it would be considered functional.</p>
<p>In the image of the condo that they showed, the grass in front of someone's condo/apartment would be ok, but would a large lawn in the middle of the condos be functional if you knew residents used that lawn?</p>	<p>yes!</p>
<p>lawn with drivable pavers (fire lane) need to be removed on commercial</p>	<p>The bill does not require removal of turfgrass.</p>
<p>The front, back and side lawns of HOAs are only exempt if they are exclusive use, correct? If they are not exclusive use and are maintained by the HOA, they are considered common area. In that case they WOULD be subject to the restrictions, am I understanding that correctly?</p>	<p>Front and backyards around single family homes are considered residential and are exempt even if irrigated by the HOA.</p>
<p>Please give an example of a native grass.</p>	<p>https://nonfunctionalturfca.org/resources/lawn-alternative-quick-reference-guide/</p>
<p>When we need to certify if we are not in compliance inadvertently will we be penalized?</p>	<p>Penalties will be determined by your local agency. Please refer to their ordinance and guidelines when it is available.</p>
<p>If non functional turf and changed to native grasses—can it still be mowed?</p>	<p>For any plants that are being planted, you will want to understand the maintenance needs. Generally, native grasses do not need to be mowed.</p>
<p>In order to save water, how to know if my plants need water?</p>	<p>Create a landscape water budget for the specific plants included on the property to estimate landscape watering needs. For an real time check, use a moisture meter to see if specific plant soils are wet or dry. Water if dry. Also, someone certified in water efficient landscaping can help create these water budgets for you.</p>

<p>Are there resources for transitioning from NFT to native grasses? My understanding is that removed turf grass tends to grow back and choke out native grasses.</p>	<p>There are resources available to help with this transition. Consider using sheet mulching to get rid of your turf and as part of the site prep for a new landscape. Here is a CA Native Plant Society post on sheet mulching. https://www.cnps.org/gardening/sheet-mulching-5875 To help ensure turf does not grow back, the site needs to be prepared according to the growers' recommendations. Here is a list of some turf alternative and groundcovers. https://bewatersmart.info/wp-content/uploads/2019/08/Turfgrass-Alternatives.pdf</p>
<p>Will cities and other jurisdictions allow a grace period between all the dead lawn and meeting their landscape requirements? Or is there a permanent exemption for these areas where water is discontinued?</p>	<p>Individual municipalities, cities and agencies could potentially allow a grace period for new landscape to be established but they must also consider the impact on other related policies and ordinances. The best way to know for sure is to reach out directly and see how they plan on enforcing or responding to dead lawn on properties. Grace periods are not included in the legislation.</p>
<p>Can you please clarify if front and back yards of homes in HOAs but are part of the common area are exempted?</p>	<p>Residential front and back yards are not subject to AB 1572.</p>
<p>Is it ok to water fire lane driveable lawn areas?</p>	<p>Unless used for recreation or community gathering purposes, this does not meet the definition of functional turf.</p>
<p>What do you suggest when our local water supplier DOES NOT KNOW what is considered NFT and are "waiting for the 2027" to inform their customers? We have had in person meetings with them and they have not been helpful. There seems to be a MAJOR discrepancy deciding if parkways with trees are actually NFT or not amongst all entities. Contractors can not get a clear answer.</p>	<p>We understand your frustration and ask you to be patient with your water suppliers. They are also trying to navigate this new regulation. Parkway are very likely nonfunctional turf by definition, however, tree health is critical. Check out the tree resources we have here: https://nonfunctionalturfca.org/resources-category/trees/</p>
<p>Whats the deadline for CFD's (Community Facility Districts) ?</p>	<p>It would depend on the type of individual properties within the CFD.</p>
<p>What does "grass directly around the trees" encompass? The diameter from the trunk to the reach of the canopy? Any particular distance from the trunk?</p>	<p>Please check with your local agency once they have adopted their required ordinance.</p>
<p>How do I get You Vidio? Cause our HOA board Has wasted thousand already because they did not do their Homework and would not leason to reason,,, you vidio should have deen done a year ago. please call me soml cane STOP this madniss going on here.</p>	<p>Feel free to share our HOA-related resources with your community. Those resources and the recording of this webinar will be available on NonFunctionalTurfCA.org</p>
<p>Do you have a sample of a form?</p>	<p>Self-certification forms will be created by the State Water Resources Control Board and are not available yet.</p>
<p>In our HOA of single-family residences (which looks like any suburban tract neighborhood) we have "front yards" that are legally common area, with lawns and other landscaping that is maintained by the HOA, paid for by the owners as part of our regular assessment. Are they exempt from 1572?</p>	<p>Yes laws in front yards are exempt from 1572 even if irrigated by the HOA.</p>

	<p>Yes! Also listed here for you: https://nonfunctionalturfca.org/ https://calscape.org https://www.fire.ca.gov https://selectree.calpoly.edu/ https://www.epa.gov/watersense https://ucanr.edu/sites/WUCOLS https://water.ca.gov https://www.bewaterwise.com/ https://www.socalgas.com/savings/rebates-and-incentives https://www.socalgas.com/savings https://www.socalgas.com/savings/energy-saving-tips-and-tools/energy-efficiency-contracted-programs https://www.surveymonkey.com/r/YN8F5XH</p>
<p>Will the links in the chat be available with the slide deck?</p>	
<p>Recommend a follow up of what has worked and what hasn't for those early implementors.</p>	<p>Great idea!</p>
<p>Is a townhome/condo community which consists of buildings with 4 or less units and has front yards maintained by the HOA, exempt under the Residential classification?</p>	<p>Yes</p>