DISCUSSION

Non-Functional Turf:
AB 1572 Customer and Agency Impacts

WHAT'S REQUIRED

What is AB 1572?

Assembly Bill 1572 (AB 1572) bans the use of potable (drinking) water to irrigate nonfunctional turf located on the following properties in a phased timeline:

1. PUBLIC AGENCIES
2. COMMERCIAL & INDUSTRIAL PROPERTIES
3. COMMON AREAS OF HOMEOWNERS' ASSOCIATIONS AND COMMON INTEREST DEVELOPMENTS

AB 1572 does not apply to:

- ❑ Private Residential Yards
- ❑ Cemeteries
- ❑ Turf irrigated with recycled water

WHAT'S REQUIRED

What is Nonfunctional Turf?

Nonfunctional turf is grass landscape that is not regularly used for human recreational purposes or for civic or community events. So, what does that mean?

IS IT NONFUNCTIONAL TURF?

- ✗ Decorative entryway lawns
- ✗ Narrow strips along curbs, walls or fences
- ✗ Medians in parking lots, between buildings, or near sidewalks
- ✗ Lawn with no specific use or purpose

EXEMPTION CHECK

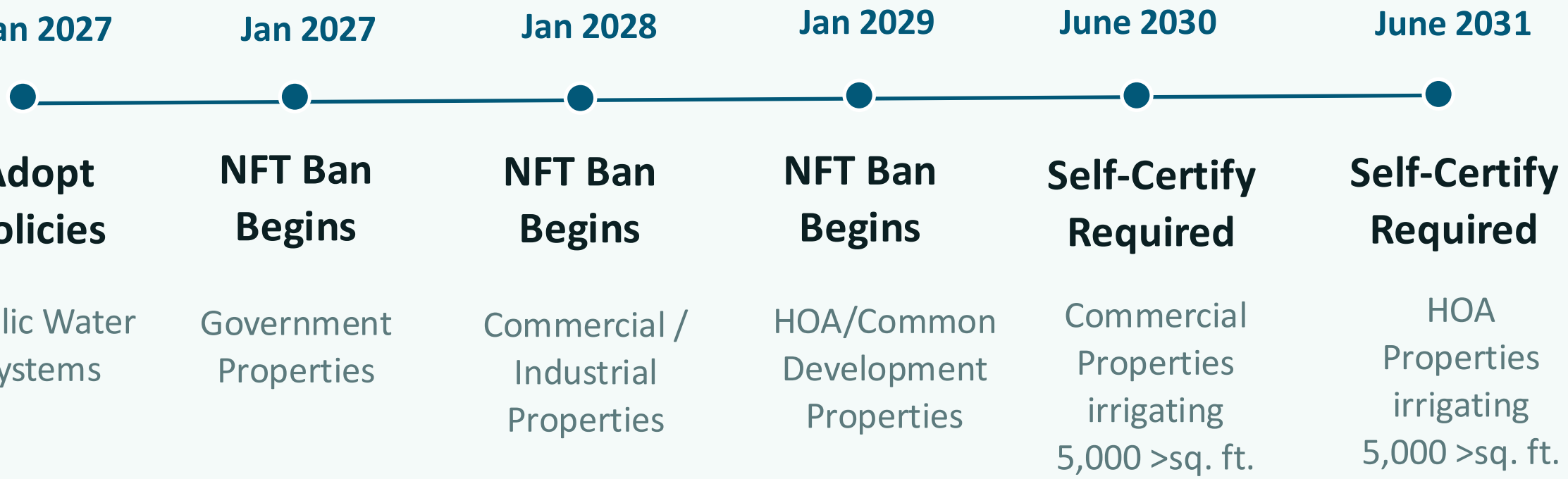
- ✓ Irrigated with recycled water?
- ✓ On private residential property?

IS IT FUNCTIONAL TURF

- ✓ Kids?
- ✓ Sports?
- ✓ Pets?
- ✓ Gatherings & Events?

TIMELINE

AB 1572 Requirement Timeline



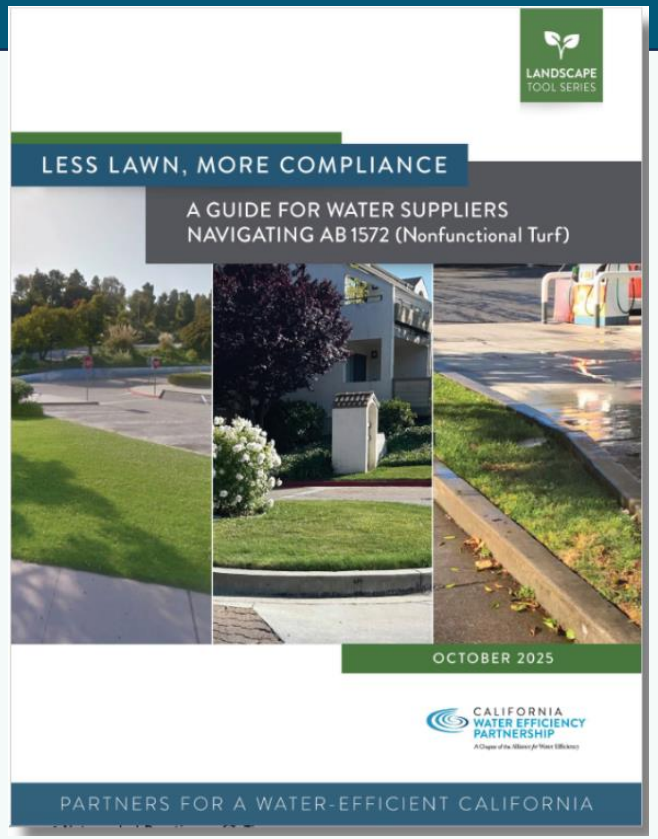
WATER SUPPLIER REQUIREMENTS

What is VCMWD Required to Do?

This is a State of California Requirement

AB 1572 is a California law. VCMWD did not create the law or set its deadlines. As a public water system, VCMWD must comply with the law, update its water service polices and inform customers about the requirements.

1. COMMUNICATE REQUIREMENTS TO OUR CUSTOMERS
2. UPDATE AGENCY POLICIES
3. COORDINATE WITH ENFORCEMENT AGENCIES



WATER SUPPLIER IMPLEMENTATION

What is VCMWD's Implementation Plan?

December 2026

Update our Administrative Code with AB 1572 requirements at a public hearing

December 2026

Provide information about new policies and deadlines to our impacted customers

Ongoing

Provide AB 1572 impacted customers with resources, information and support

Ongoing

Enforce when appropriate and necessary; Cooperate with enforcement agencies if required.

CUSTOMER REQUIREMENTS

What are Customers Required to Do?

1. DETERMINE WHAT AREAS OF YOUR LANDSCAPE ARE NONFUNCTIONAL TURF
2. USE AVAILABLE RESOURCES AND REBATES TO CREATE A COMPLIANCE PLAN
3. STOP IRRIGATING NONFUNCTIONAL TURF BY YOUR DEADLINE
4. PROPERTIES WITH +5,000 SQ. FT. OF IRRIGATED AREAS MUST SELF-CERTIFY COMPLIANCE TO STATE EVERY 3 YEARS



VCMWD will not tell customers how to determine the functionality of turf on their properties.

HOW AND WHERE TO GET HELP

Available Resources and Rebates

VCMWD Customers are Eligible for Rebates from San Diego County, MWD & SDCWA

Get Informed

Ensure your associations and businesses have the appropriate information to achieve and retain compliance.

Apply for Rebates

https://socalwatersmart.com/en/commercial/

https://www.bewaterwise.com/commercial.html

Find Available Support & Resources

Nonfunctional Turf » California Water Efficiency Partnership

Southern California Landscape Optimization Service | Environmental Incentives

Phone a Friend

Alisa Nichols
Special Projects & Regulatory Compliance Manager
Valley Center Municipal Water District
29300 Valley Center Road, Valley Center CA
anichols@vcmwd.org
(760) 735-4516

Transforming Lawns: A Sustainable Approach



Taught by:
Debby Dunn
GardenGirlDeb@Gmail.com

Brought To You By:

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

greenmedia CREATIONS

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Fallbrook Public Utility District

RAINBOW MUNICIPAL WATER DISTRICT

VALLEY CENTER MUNICIPAL WATER DISTRICT
Water Conservation / A Way of Life

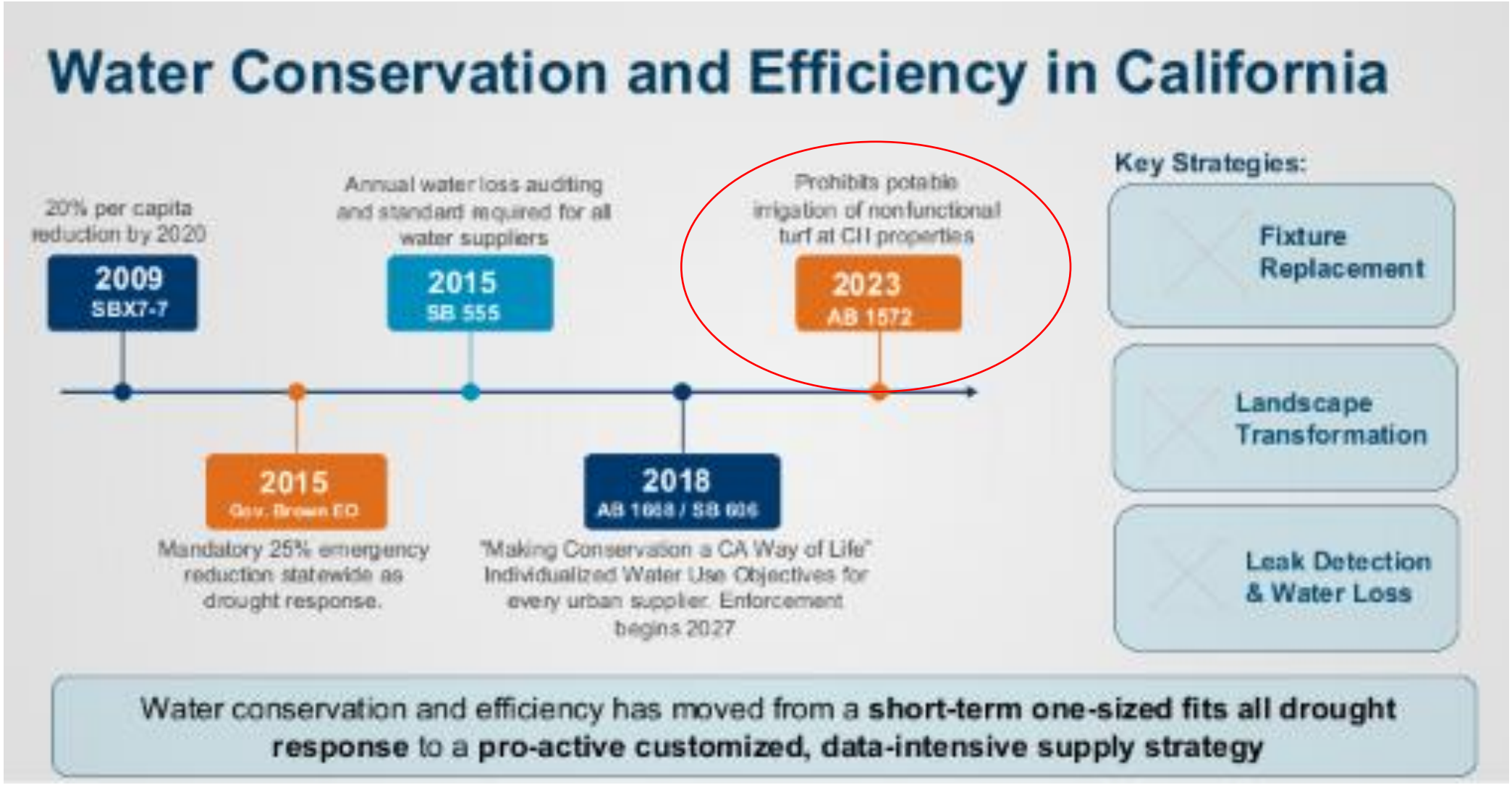
AB1572 Non-Functional Turf (NFT) Ban

Essentially:
If the only person walking on the grass is the person mowing the grass, that's NFT!

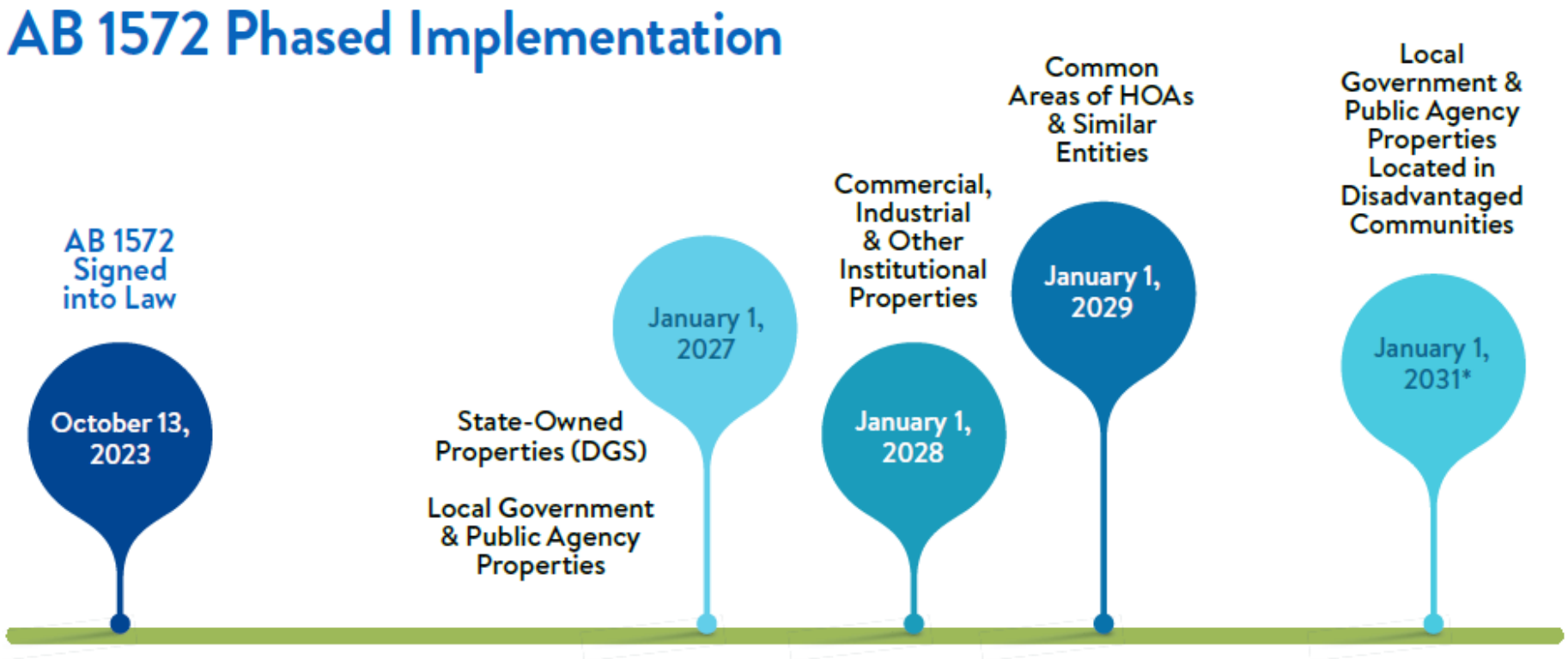
Recycled water is exempt



History of Water Regulations



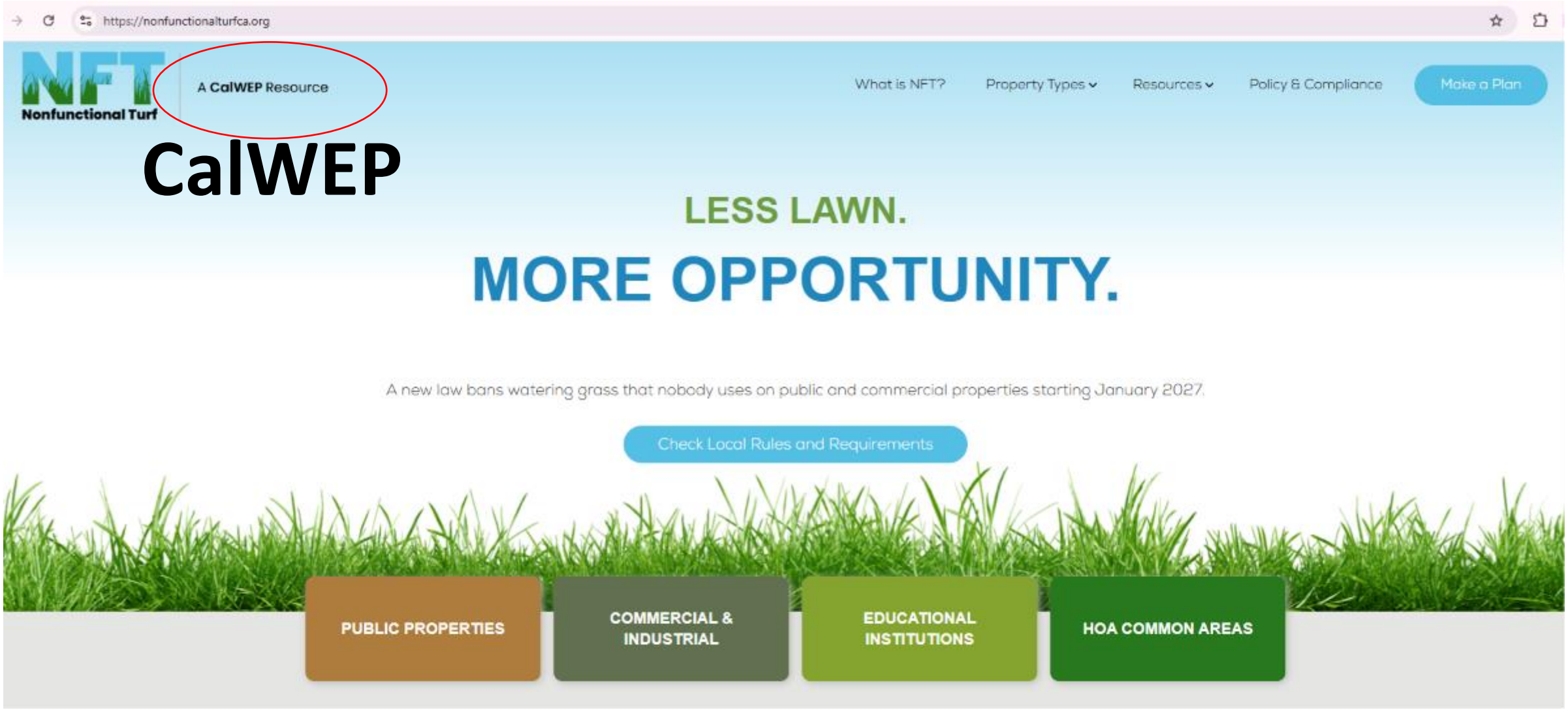
Non-Functional Turf Schedule



NonFunctionalTurfCA.org

CA Water Efficiency Partnership's Website

https://nonfunctionalturfca.org

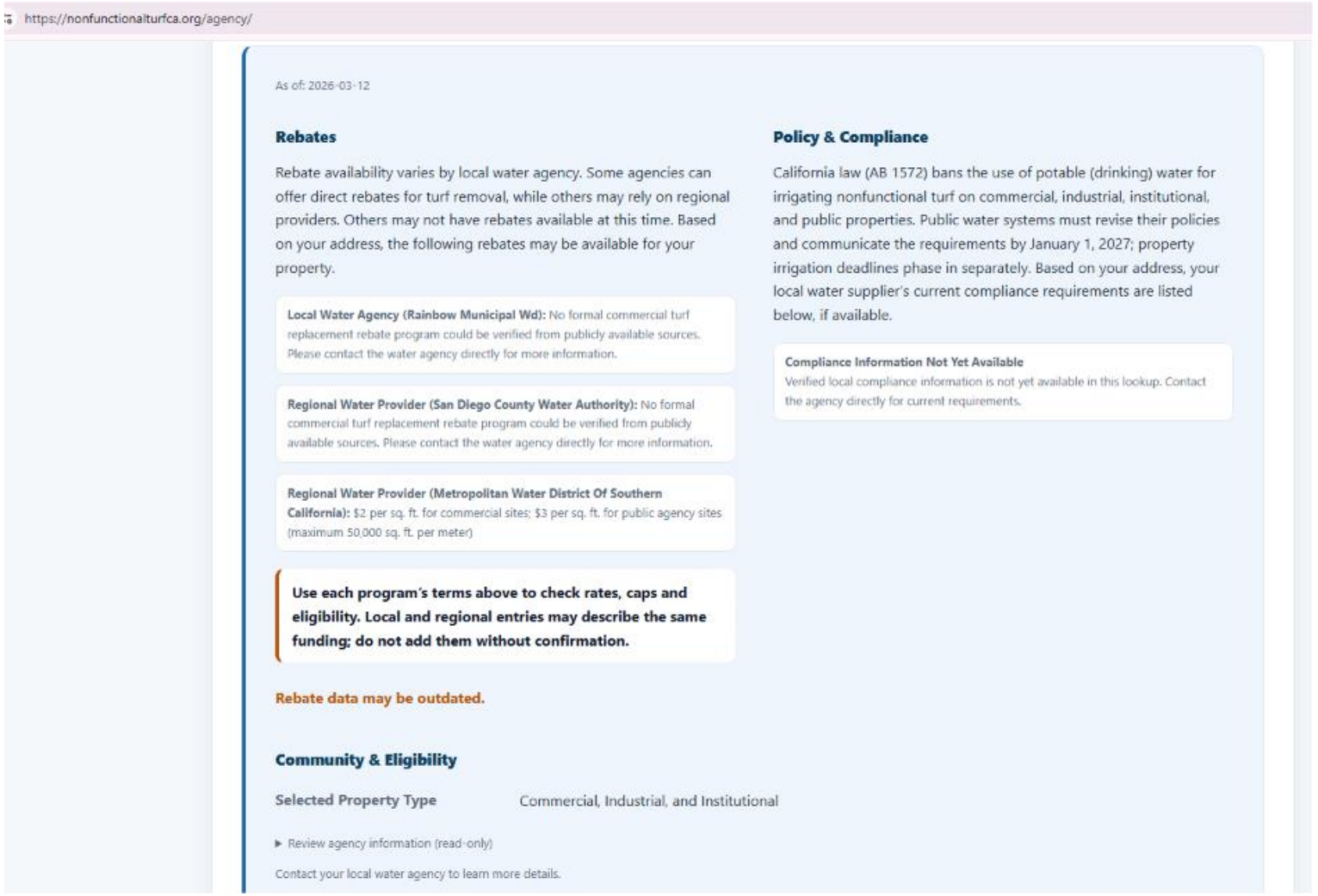


CalWEP

CA Water Efficiency Partnership's Website

https://nonfunctionalturfca.org/agency/

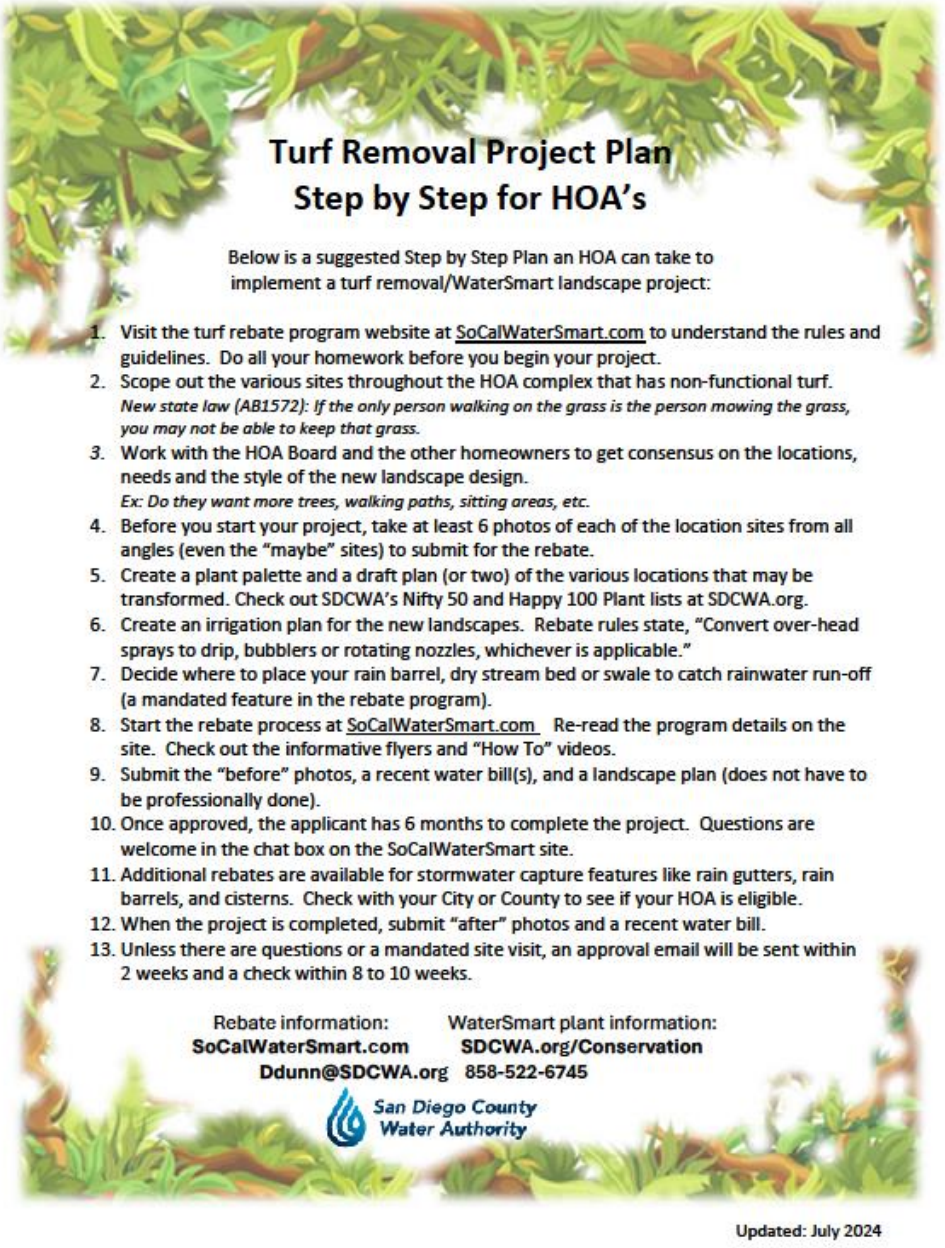
- This site is general information for every City in CA
- Site information may not have been edited by the water provider
- Do not assume it is accurate
- **Check with your water provider directly**



MWD's Rebate Program
(socalwatersmart.com)

- **OUTDOOR**:
  - Turf Replacement Program (includes Trees)
  - Rotating Sprinkler Nozzles
  - Weather Based Irrigation Controller
  - Rain Barrels
  - Cisterns
- **INDOOR**:
  - Toilets, Flume and Flo and more

Check with your local water agency



Turf Removal Project Plan
Step by Step for HOA's

Below is a suggested Step by Step Plan an HOA can take to implement a turf removal/WaterSmart landscape project:

1. Visit the turf rebate program website at SoCalWaterSmart.com to understand the rules and guidelines. Do all your homework before you begin your project.
2. Scope out the various sites throughout the HOA complex that has non-functional turf. *New state law (AB1572): If the only person walking on the grass is the person mowing the grass, you may not be able to keep that grass.*
3. Work with the HOA Board and the other homeowners to get consensus on the locations, needs and the style of the new landscape design. *Ex: Do they want more trees, walking paths, sitting areas, etc.*
4. Before you start your project, take at least 6 photos of each of the location sites from all angles (even the "maybe" sites) to submit for the rebate.
5. Create a plant palette and a draft plan (or two) of the various locations that may be transformed. Check out SDCWA's Nifty 50 and Happy 100 Plant lists at SDCWA.org.
6. Create an irrigation plan for the new landscapes. Rebate rules state, "Convert over-head sprays to drip, bubblers or rotating nozzles, whichever is applicable."
7. Decide where to place your rain barrel, dry stream bed or swale to catch rainwater run-off (a mandated feature in the rebate program).
8. Start the rebate process at SoCalWaterSmart.com Re-read the program details on the site. Check out the informative flyers and "How To" videos.
9. Submit the "before" photos, a recent water bill(s), and a landscape plan (does not have to be professionally done).
10. Once approved, the applicant has 6 months to complete the project. Questions are welcome in the chat box on the SoCalWaterSmart site.
11. Additional rebates are available for stormwater capture features like rain gutters, rain barrels, and cisterns. Check with your City or County to see if your HOA is eligible.
12. When the project is completed, submit "after" photos and a recent water bill.
13. Unless there are questions or a mandated site visit, an approval email will be sent within 2 weeks and a check within 8 to 10 weeks.

Rebate information: **SoCalWaterSmart.com**
WaterSmart plant information: **SDCWA.org/Conservation**
Ddunn@SDCWA.org 858-522-6745

San Diego County Water Authority

Updated: July 2024

Turf Rebates

Retail Water Provider	SCWS	Unincorp. County $*	Wholesale Water Provider
Fallbrook (FPUD)	$2.00	$1.00	Eastern Municipal Water District; EMWD.org
Rainbow (RMWD)	$2.00	$1.00	Eastern Municipal Water District; EMWD.org
Valley Center (VCMWD)	$2.00	$1.00	San Diego County Water Authority; SDCWA.org

* Unincorporated areas ONLY
* CII & HOA's 50,000 sf (Res = 5,000 sf),
* Extra $1 for CA native plants (max amount is appx 1,000 sf)

Helpful Websites

Topic	Website
Fallbrook PUD	FPUD.com
Rainbow Water	Rainbowmwd.ca.gov
Valley Center MWD	VCMWD.org
Nifty 50 & Happy 100 Plant Lists	SDCWA/Conservation
Rebates for turf removal & devices	SoCalWaterSmart.com
Classes & Educational Materials	BeWaterWise.com
Firescaping – Cal Fire	Fire.ca.gov

Questions & Contacts

MWD's Classes, Tips & Resources
www.bewaterwise.com

MWD's Rebates & Programs
www.SoCalWatersmart.com

Fallbrook PUD
noelle@fpud.com 760.999.2706

Rainbow Water
PR@rainbowmwd.ca.gov 760.728.1178

Valley Center MWD
Anicols@vcmwd.org 760.735.4516

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CREATOR OF WaterWise WONDERLANDS