



# COACHELLA VALLEY WATER DISTRICT

## NON-FUNCTIONAL TURF FREQUENTLY ASKED QUESTIONS FOR HOAs



On October 13, 2023, the California legislature passed Assembly Bill 1572, Friedman (AB 1572), which prohibits using potable water to irrigate non-functional turf (NFT) located on commercial, industrial, and institutional (CII) properties, including Homeowner Associations (HOAs). It does not apply to residential properties.

### 1. What is the compliance timeline?

January 1, 2029 – HOA common areas, mobile home parks, and retirement communities must permanently discontinue watering NFT in common areas to comply with AB 1572.

June 30, 2031 – HOAs must provide compliance reports to the State Water Resources Control Board every three years.

### 2. What is non-functional turf (NFT)?

Non-functional turf (NFT) refers to grass areas that are purely decorative and do not serve a practical purpose for recreation or other functional activities. If the only time people walk on the turf is to mow it, then it's likely non-functional.

### 3. What is AB 1572?

AB 1572 is a legislative act that prohibits the irrigation of non-functional turf with potable water in certain areas to promote water conservation and sustainable landscaping practices.

### 4. How should HOAs prepare to comply with the NFT prohibition?

Steps to Get Started

- ✓ Assess existing turf areas.
- ✓ Develop a plan to replace non-functional turf with sustainable alternatives.
- ✓ Educate homeowners about the benefits of water-efficient landscaping.
- ✓ Apply for any available rebate incentives for turf replacement.

\*Apply early as funding is limited, and rebates are on a first-come-first-served basis.

### 5. Why was AB 1572 implemented?

AB 1572 was implemented to address water scarcity issues by reducing water usage in landscaping. Non-functional turf requires significant amounts of water and replacing it with water-efficient, desert-friendly plants or other sustainable landscaping options helps conserve water.

Your water is our promise.

| [CVWD.org/NFT](https://www.cvwd.org/NFT)

Main line: 760.398.2651  
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### 6. What are some examples of non-functional turf?



### 7. Which areas are affected by AB 1572?

AB 1572 applies to common areas managed by HOAs, commercial properties, and other specified areas.

### 8. Are rebates or incentives available for the removal of NFT?

Yes, CVWD offers rebates for turf replacement and high-efficiency irrigation. Visit our Conservation Rebates page at [cvwd.org/rebates](http://cvwd.org/rebates) for more information; pre-approval is required.

### 9. What can be planted instead of grass?

Customers are encouraged to replace their grass with water-efficient, desert-friendly landscaping.

### 10. Will there be enforcement and/or penalties?

Penalties for non-compliance can include a fine of \$500 per day.

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