What You Grow Says Everything About What You Value.

New California requirements for nonfunctional grass (AB 1572).

California's landscapes are changing…and what we choose to grow matters. Through AB 1572, communities and property owners have an opportunity to rethink traditional landscaping and embrace water-wise practices that support a more resilient future. Upper Water's Best In Grass campaign turns compliance into leadership, helping stakeholders grow smarter, more sustainable spaces.

Here's all you need to know about California Law AB 1572, and how compliance turns into leadership, earning you and your property the title of Best in Grass!

What is Changing?

Beginning in 2027, California law (AB 1572) phases out the use of potable water to irrigate **nonfunctional turf** (grass) on many commercial, public, and HOA properties.

You do NOT have to remove your grass by the compliance date.
You simply can no longer irrigate nonfunctional grass with drinking water after your property's deadline.

What is Nonfunctional Grass?

Grass that is primarily decorative and not regularly used for recreation or gathering.

Examples include:

- Medians and roundabouts
- Decorative strips along sidewalks
- Lawn around parking lots
- Areas near signage or building entrances
- Unused lawn between buildings

Functional Grass Includes:

- Sports fields
- Picnic areas
- Gathering spaces
- School play areas
- Parks used for recreation

Who Needs to Comply?

- Commercial properties
- Industrial facilities
- Institutional properties
- HOA common areas
- Public agency landscapes

Compliance Timeline

January 1, 2027	January 1, 2028	January 1, 2029	January 1, 2031
State-owned properties, local governments, and public agencies	Commercial, industrial & institutional properties	HOA common areas & similar entities	(or when state funding is made available, whichever is later): Government properties located in disadvantaged communities

Failing to comply with California's nonfunctional turf (NFT) irrigation ban can result in state civil penalties of up to $1,000 per day under California Water Code §1846"

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Be Best In Grass: Beautiful Landscapes. Less Water. More Value.

Instead of simply stopping irrigation, many property owners are using this opportunity to create attractive, water-wise landscapes that reduce maintenance and qualify for rebates.

Water-Wise Landscape Ideas

- California native plants
- Low-water shrubs and groundcovers
- Shade trees
- Rain gardens
- Bioswales

Rebates & Resources

Your local water provider may offer:

- Lawn replacement rebates
- Irrigation upgrade rebates
- Tree rebates
- Free landscape consultations
- Water-wise site surveys
- Landscape design assistance
- Workshops and educational resources

Before You Start

1. Contact your water provider.

2. Apply for rebates before beginning work (many require pre-approval).

3. Work with qualified landscape professionals.

4. Keep project photos and documentation for reimbursement.

NEED INSPIRATION? BEAUTIFUL. FUNCTIONAL. WATER-WISE.

Learn More

Visit **upperwater.org** for rebate information, plant lists, landscape resources, and free workshops.

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