



Non-Functional Turf Irrigation Ban

Valley Water – 2024 Landscape Summit

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AB 1572 State Ban on Non-Functional Turf²

- Prohibits irrigation of non-functional turf (NFT)
- Applies to commercial, industrial, and institutional (CII) sites, including HOAs and similar entities
- Does not apply to residential lawns, parks, sports fields, cemeteries, or golf courses



AB 1572 State Ban on Non-Functional Turf³

- Phased approach between 2027-2031
 - Jan 2027 = State and local gov
 - Jan 2028 = Other institutional, commercial, and industrial
 - Jan 2029 = HOAs and similar entities
 - Jan 2031 = Local gov buildings in disadvantaged communities (DACs)
- Primary enforcement through water retailers
 - Noncompliance subject to civil liability and penalties of up to \$500

Valley Water Ordinance 23-02

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- Ordinance approved by Board in June 2023
- Permanent prohibitions apply to property owners served, directly or indirectly, by Valley Water
- Defines enforcement procedures
 - Authority to issue fines in Valley Water supplied service areas during declared water shortage



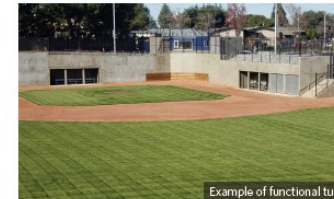
Valley Water Ordinance 23-02

- Prohibits irrigation of NFT in Santa Clara County
- Non-functional vs. functional turf
- NFT ban applies to CII properties
 - HOAs and common areas of mobile home parks, and apartment, condominium, and townhome complexes
 - Plus others

Definitions of Functional and Non-Functional Turf



Under the Executive Order N-7-22, to prevent the unreasonable use of water and to promote water conservation, the use of potable water is prohibited for the irrigation of non-functional turf at commercial, industrial, and institutional sites (CII). Non-functional turf cannot be watered with potable water unless watering occurs directly under the canopy of a tree or shrub.



Example of functional turf.

Functional turf is defined as turf grass that is:

- Needed to serve a human function, including, use for recreational purposes, civic or community events.
- On the property of a single-family home.
- On the property of a park used for sport, gathering, or recreation.
- On a golf course used directly for sport (driving ranges, chipping, and putting greens, tee boxes, greens, fairways and rough).
- On a school field used for sport, gathering, or recreation.
- On a sports field.
- Needed for pet relief at veterinarian offices, boarding facilities and animal shelters.
- Within cemeteries used for visitation and gathering.
- A species of turf that has a plant factor ≤ 0.3 per the California Code of Regulations Section 491 Title 23.
- Watered directly beneath tree canopies and shrubs.



Example of non-functional turf.

Non-functional turf is irrigated lawn grass area not meeting the definition of functional turf.

Non-functional turf includes, but is not limited to:

- Streetscape turf:
 - » Along private or public streets, including turf that is owned and maintained by the city/municipality (e.g., mow strips on either side of street).
 - » Along streetscape sidewalks (narrow spaces of turf that line the sidewalk).
 - » Along driveways and parking lots.
 - » Within community, and business streetscape frontage areas.
 - » Within medians and roundabouts.
- Turf that is solely ornamental.
- Other turf that is not functional turf, as defined on the left.

NFT Examples



NFT Examples



NFT Examples



Google Maps image



Google Maps image

NFT Examples



Google Maps image

Functional and NFT Examples

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Google Earth image

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Next Steps

- Outreach and education
- Incentives and resources for compliance:
 - Landscape Rebate Program
 - Up to \$100,000* per site
 - Landscape Conversion Rebate
 - \$2* per square foot
 - 50% Plant Coverage Required
 - Large Landscape Lawn to Mulch Rebate
 - \$1* per square foot
 - No plant requirement
 - Low-flow irrigation must be added for trees within conversion area

*Rebates are higher in cost-sharing areas



DGDG: Commercial Landscape Rebate Success Story



Valley Water

Clean Water • Healthy Environment • Flood Protection