

AB 1572 (Friedman)
California State Regulation on
Nonfunctional Turf (Grass)

March 24, 2026

City Council



FOLSOM
WATER CONSERVATION



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AB 1572 Overview

Prohibits the use of potable water to irrigate NFT on public, CII, and HOA properties.

- Includes road medians, fenced areas, parking lots, street right of ways, etc..
- Exempt: private SF/MF residential properties, sports fields, picnic areas, cemeteries.
- Water suppliers are required to communicate law.

Implementation Timeline

- January 1, 2027 - Properties owned by local governments
- January 1, 2028 - Commercial and industrial properties
- January 1, 2029 - Common areas of homeowners' associations
- January 1, 2031 – Properties owned by local governments in disadvantaged communities

Functional Turf – means a ground cover surface of turf located in a recreational use area or community space.

Community space – means an area designated by a property owner or governmental agency to accommodate human foot traffic for civic, ceremonial, or other community events or social gatherings.

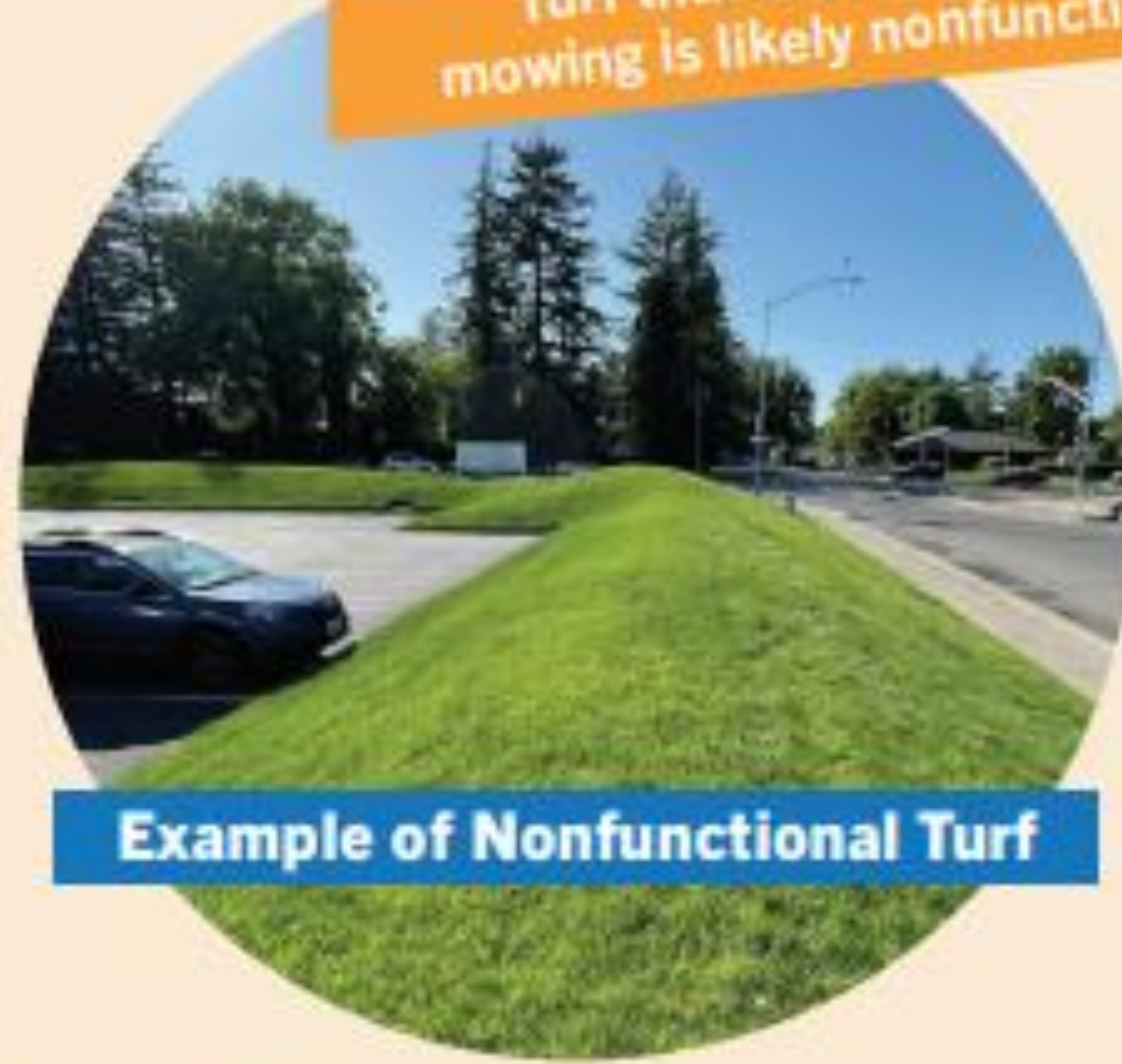


What is functional and nonfunctional turf?



Example of Functional Turf

Functional Turf: Grass located in a recreational, civic, or community space that is regularly used for recreational or civic purposes. *Examples:* sports fields, school recreation areas, playgrounds, municipal parks, event centers, golf courses, and cemeteries.



Example of Nonfunctional Turf

Nonfunctional Turf: Grass that is not used for recreation, civic, or community event purposes that is only ornamental or decorative. *Examples:* turf enclosed by fencing or other barriers that restrict human access, and turf located within a street right-of-way and in parking lots.

GENERAL RULE:

Turf that is only accessed for mowing is likely nonfunctional turf.



Functional Turf



Nonfunctional Turf

AB 1572 Applies to:

HOA Common Areas

- ✓ Decorative grass areas along sidewalks, buildings, or fences
- ✓ Medians, roundabouts, or entry signage zones
- ✓ Narrow strips in parking lots
- ✓ Parks
- ✓ Shared outdoor spaces

Public Properties




- ✓ Streets and highways
- ✓ Libraries
- ✓ Public schools and universities
- ✓ Government buildings
- ✓ Public utilities
- ✓ Parks and recreation areas
- ✓ Police and fire stations
- ✓ Court houses

Commercial, Industrial & Institutional Properties

- ✓ Banks
- ✓ Office buildings
- ✓ Restaurants
- ✓ Retail spaces
- ✓ Hospitals
- ✓ Hotels
- ✓ Religious institutions
- ✓ Schools, colleges and universities
- ✓ Warehouses



Turf irrigation can continue where:

-  Recycled water is used.
-  Turf is used for recreational purposes, such as sports fields, golf courses, playgrounds, picnic grounds, or pet exercise areas.
-  Turf irrigation is necessary to ensure the health of trees and other perennial non-turf plantings.



AB 1572 - Requirements for the City of Folsom

1. Revise their regulations, ordinances, or policies governing water service to include the requirements of AB1572.
2. Communicate the requirements of AB1572 to their customers.
3. Stop irrigating NFT with potable water on city owned properties by January 1, 2027.

AB 1572 - Requirements for the Affected Customers

1. CII properties with over 5,000 square feet of irrigated turf will be required to self-certify compliance to the State Water Resources Control Board every 3 years starting June 30, 2030.
2. HOA properties with over 5,000 square feet of irrigated turf will be required to self-certify compliance to the SWRCB every 3 years starting June 30, 2031.



Enforcing AB 1572

A public water system, city, county, or city and county may enforce the provisions of this chapter.

Customer Enforcement

- State allows fines for up to \$1,000 per day
- Or as defined by urban retail water supplier via local policy/ordinance/etc.

Supplier Enforcement

- Civil Liability from the State Water Board, Superior County and/or Attorney General
- State allows fines for up to \$1,000 per day



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Misconceptions

- The law doesn't technically ban turf, it just says you can't irrigate it with potable water.
- You don't have to replace NFT by January 1, 20XX, you just must stop watering it with potable water by then.
- You must remove all NFT and replace it with an extensive and expensive new landscape. This is not true.
- This law applies to all Government, HOAs and CII properties – there is no size threshold. It's not just “larger” developments.
- This law does not apply to private SF/MF residential properties. Apartment/condo complexes that are not part of an HOA are exempt.

City Resources



Waterfluenace

- A free online portal for property owners, managers, and landscapers to view their NFT areas and water budget.



Meet with City Staff

- Water Management Specialists will meet with customers to review NFT areas and make recommendations to comply with AB1572.

[City of Folsom Nonfunctional Turf Website](#)



City Timeline

Date	Item	Notes
February 10, 2026	NFT Communications Docs Finalized	RMG completes NFT Materials: Flyer, PPT, FAQ, etc
March 23, 2026	Webpage Launch	Lucy & Emma to work on NFT webpage and launch
March 27, 2026	City Council Meeting	Marcus to notify CC of NFT regulation
March – April 2026	Begin Outreach	Begin targeted outreach to affected customers
April 2026	NFT in FMC	NFT provisions are incorporated into the Folsom Municipal Code after Council approval
May 2026	WC Begins Property Visits	WC begins offering site visits to assist customers in identifying NFT and discussing next steps
May 21, 2026	NFT Webinar	Hosted by RWA
August 12, 2026	NFT Webinar	Hosted by RWA
October 8, 2026	NFT Webinar	Hosted by RWA
After October	Continued Outreach & Implementation	WC continues targeted outreach, follow ups, and site visits while utilizing Waterfluence, mailers, and more webinars

