

Rule No. 14.1 Water Conservation And Reduction Plan**B. NON-ESSENTIAL OR UNAUTHORIZED WATER USE (Continued)**

8. The use of potable water for the irrigation of non-functional turf at commercial, industrial and institutional sites.

The use of potable water for the irrigation of non-functional turf at commercial, industrial and institutional sites.

(a) The use of potable water for the irrigation of nonfunctional turf located on commercial, industrial, and institutional properties, other than a cemetery, and on properties of homeowners' associations, common interest developments, and community service organizations or similar entities is prohibited as of the following dates:

- 1) All properties owned by the Department of General Services, beginning January 1, 2027.
- 2) All properties owned by local governments, local or regional public agencies, and public water systems, except those specified in paragraph (5), beginning January 1, 2027.
- 3) All other institutional properties and all commercial and industrial properties, beginning January 1, 2028.
- 4) All common areas of properties of homeowners' associations, common interest developments, and community service organizations or similar entities, beginning January 1, 2029.
- 5) All properties owned by local governments, local public agencies, and public water systems in a disadvantaged community, beginning January 1, 2031, or the date upon which a state funding source is made available to fund conversion of nonfunctional turf on these properties to climate-appropriate landscapes, whichever is later.

(b) Notwithstanding subdivision (a), the use of potable water is not prohibited by this section to the extent necessary to ensure the health of trees and other perennial nonturf plantings, or to the extent necessary to address an immediate health and safety need.

(c) The board may, upon a showing of good cause for reasons including economic hardship, critical business need, and potential impacts to human health or safety, postpone a compliance deadline in subdivision (a) by up to three years for certain persons, institutions, and businesses, and may create a form to be used for compliance certification to the board by property owners.

Definitions:

- “Common areas” means that portion of a common interest development or of a property owned or managed by a homeowners’ association or a community service organization or similar entity that is not assigned or allocated to the exclusive use of the occupants of an individual dwelling unit within the property.
- “Common interest development” means any of the following:
 - (a) A community apartment project.
 - (b) A condominium project.
 - (c) A planned development.
 - (d) A stock cooperative.
- “Community service organization or similar entity” means a nonprofit entity, other than an association, that is organized to provide services to residents of the common interest development or to the public in addition to the residents, to the extent community common area or facilities are available to the public. “Community service organization or similar entity” does not include an entity that has been organized solely to raise moneys and contribute to other nonprofit organizations that are qualified as tax exempt under Section 501(c)(3) of the Internal Revenue Code and that provide housing or housing assistance.
- “Community space” means an area designated by a property owner or a governmental agency to accommodate human foot traffic for civic, ceremonial, or other community events or social gatherings.
- “Disadvantaged community” means a community with an annual median household income that is less than 80 percent of the statewide annual median household income.
- “Functional turf” means a ground cover surface of turf located in a recreational use area or community space. Turf enclosed by fencing or other barriers to permanently preclude human access for recreation or assembly is not functional turf.
- “Homeowners’ association” means a nonprofit corporation or unincorporated association created for the purpose of managing a common interest development.
- “Nonfunctional turf” means any turf that is not functional turf, and includes turf located within street rights-of-way and parking lots.
- “Potable water” means water that is suitable for human consumption.

- “Recreational use area” means an area designated by a property owner or a governmental agency to accommodate human foot traffic for recreation, including, but not limited to, sports fields, golf courses, playgrounds, picnic grounds, or pet exercise areas. This recreation may be either formal or informal.