



Non-Functional Turf Irrigation Ban

Public Hearing

June 15, 2026

Burlingame City Hall



Agenda

Overview of AB 1572

Defining Non-Functional Turf

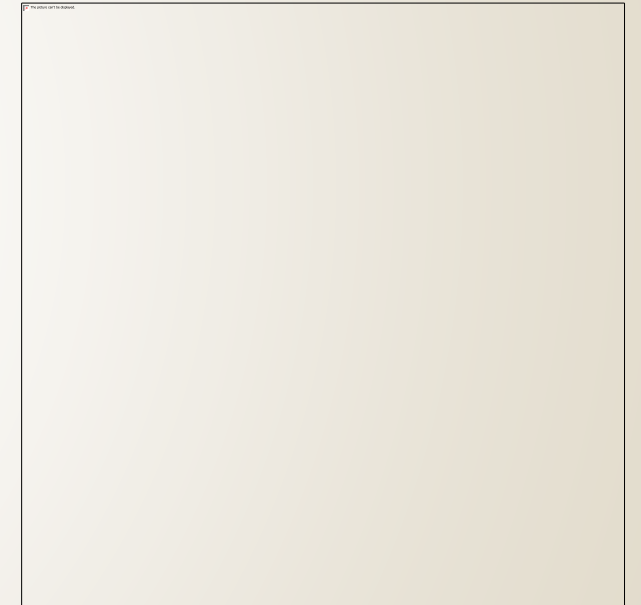
Who's Affected

Implementing the Ordinance



Overview

- This ordinance is to keep Burlingame compliant with California State Assembly Bill 1572 (AB 1572)
- The ordinance bans the use of potable water for the irrigation of non-functional turf on Commercial, Industrial, and Institutional (CII) properties and HOA-maintained common areas.
- This ordinance does not affect Single Family homes.





What is Non-Functional Turf?



NFT is grass that is solely ornamental in nature.

It serves no function other than being aesthetically pleasing.

What is Non-Functional Turf



Sloped Lawn Areas



**Decorative lawn along
sidewalks or building edges**



**Lawns in medians and
entryways**

What is Non-Functional Turf



Sloped Lawn Areas



**Decorative lawn along
sidewalks or building edges**



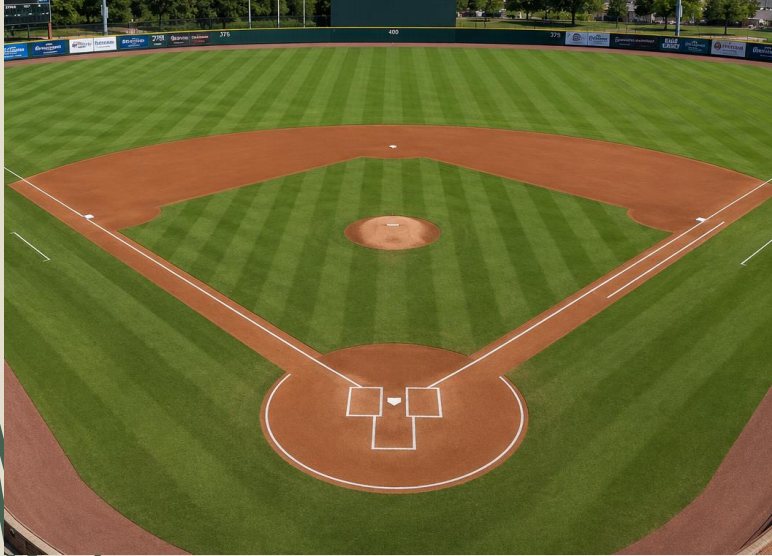
**Lawns in medians and
entryways**

Rule of Thumb:

If a Landscaper is the only person to ever walk on the lawn, it's probably Non-Functional Turf

What is Non-Functional Turf

NFT is not:



Functional Turf

What is Non-Functional Turf

NFT is not:



Non-turf Grasses



Resilient Turf

Who's Affected – Institutional Properties

- ▶ Institutional Properties are water customers dedicated to public service
- ▶ This includes public schools, courts, religious institutions, hospitals, and **government facilities**
- ▶ Institutional Properties have a 1/1/27 compliance deadline



Who's Affected – Commercial and Industrial Properties

- ▶ Commercial and Industrial properties are water users that manufacture, develop, sell, or distribute products or provide commercial services.
- ▶ This includes offices, restaurants, clothing manufacturers, grocery stores, hotels, and private schools.
- ▶ Commercial and Industrial Properties have a compliance deadline of 1/1/28.





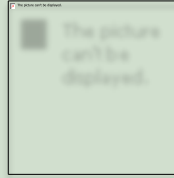
Who's Affected – HOA Common Areas

- ▶ The irrigation ban is only for shared common areas.
- ▶ Residential lawns are not applicable to the restriction.
- ▶ HOA Common Areas have a compliance deadline of 1/1/2029.

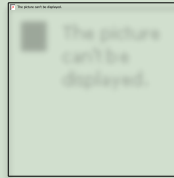




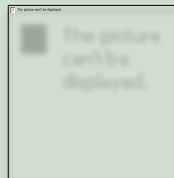
Implementation



Notice to Property Owners and Managers



Property Owners and Managers Demonstrate Functionality of Turf



Public Works Staff will inspect sites if irrigated Non-Functional Turf is reported after the relevant compliance deadline



Enforcement



AB 1572 requires water suppliers to enforce these requirements at the local level



Public Works staff will approach enforcement actions with an education-first stance.

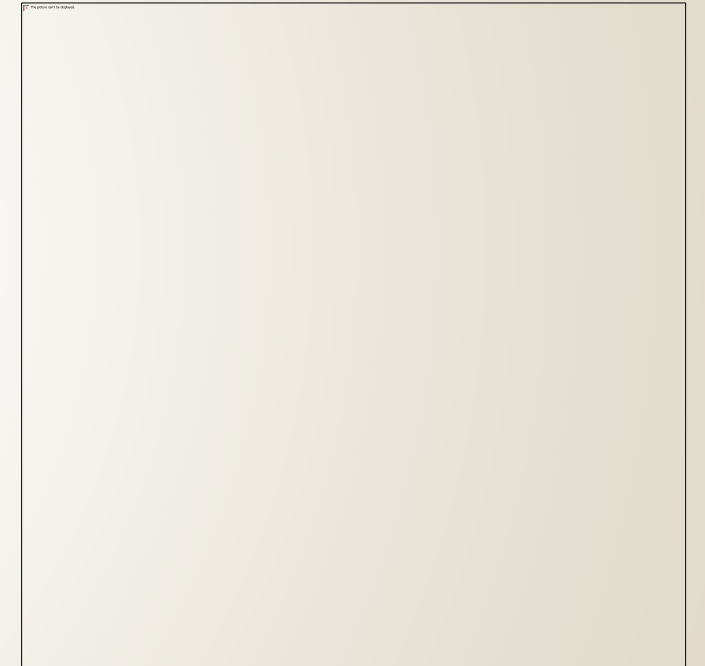


Fines for non-compliance can be up to \$1,000 per day



Reporting

- ▶ Relevant property owners are required to certify with the State Water Resources Control Board every 3 years that their property complies with AB 1572.
- ▶ Owners of CII properties with more than 5,000 square feet of irrigated area will be required to certify every 3 years from 2030-2039.
- ▶ Owners of properties with more than 5,000 square feet of HOA managed common area will be required to certify every 3 years from 2031-2040.
- ▶ The SWRCB has not yet specified how the certification will be performed.

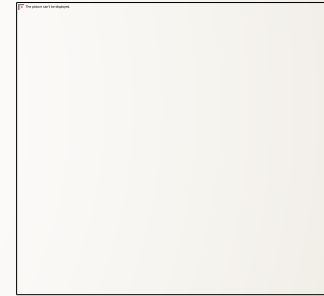


Resources for Property Owners



Burlingame

Lawn Be Gone! Turf Conversion Rebates
Waterfluence Irrigation Tracking
waterconservation@burlingame.org



California Water Efficiency Partnership

www.nonfunctionalturfca.org



Council Feedback

