

Additional Resources

Legal Right to Have Water-Wise Landscaping

Homeowner's Associations (HOAs)

Assembly Bill No. 2104, approved by the Governor on September 18, 2014 revises Section 4735 of the Civil Code.

- This bill prohibits HOAs from requiring a homeowner to have lawn (turfgrass) and prohibits the HOA from prohibiting a homeowner from installing a water-wise landscape.
- Note, the bill does not prohibit an association from applying landscaping rules as long as they conform with the law.
- In addition, during times of drought emergency, an association shall not impose a fine or assessment against a homeowner for reducing or eliminating landscape or lawn watering.

For the complete text of the bill:

http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140AB2104