Prohibitions for HOA’s

This fact sheet provides information regarding water use prohibitions for Home Owners Associations (HOAs) when not in drought and during a drought state of emergency. For information on drought conditions, please visit the California drought preparedness website.

When Not in Drought

- An HOA cannot fine or require a homeowner to reverse or remove the water-efficient landscaping measures upon the conclusion of the drought state of emergency (Civil Code section 4735(e)).

- An HOA cannot enforce architectural or landscaping guidelines or policies that prohibit either the use of low water-using plants as a replacement of existing turf, or the use of artificial turf or any other synthetic surface that resembles grass (Civil Code section 4735(a)).

During and In Response to a Declared Drought Emergency

- An HOA cannot issue a fine or assessment on a homeowner for reducing or eliminating the watering of vegetation or lawns during a state or locally-declared drought emergency (Civil Code section 4735(c)).

- An HOA cannot enforce architectural or landscaping guidelines or policies that prohibit, or have the effect of prohibiting, compliance with most local water-efficient landscape ordinances.

- An HOA cannot require that a homeowner pressure wash the exterior of their home, vehicles and concrete surfaces during a declared state of drought emergency (Civil Code section 4736(b)).

Additional Resources

To learn about the actions California is taking to manage our water system and cope with the impacts of drought, visit Drought.CA.Gov. Every Californian should take steps to conserve water. Find out how at SaveOurWater.com.

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