

# AB 356

# UNDERSTANDING AB356 FOR HOAs

## Replacing Non-Functional Grass in HOAs in Southern Nevada

In 2021, the Nevada Legislature passed Assembly Bill 356 (AB356), marking a significant step in water conservation efforts across Southern Nevada.

This legislation, now codified into law, requires the removal of **non-functional grass**, often referred to as "useless grass," **in commercial, multi-family, and government properties** by January 1, 2027.

The primary goal of this initiative is to conserve water resources by eliminating grass that provides no recreational or aesthetic benefit to the community.

## Non-Functional Grass Southern Nevada Requirements

AB356 mandates that all non-functional turf in Southern Nevada must be replaced with more water-efficient landscaping. Non-functional turf includes grass areas such as:

- Streetscape turf located along public or private streets.
- Certain HOA-managed landscape areas that do not offer a recreational benefit.

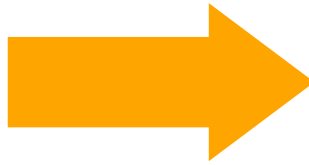
### The Importance

Water is an increasingly scarce resource in our desert environment. By eliminating non-functional grass, Southern Nevada aims to reduce its consumption of Colorado River water, a critical supply for the region. Compliance with AB356 not only helps conserve water but also ensures that the community meets state regulations, avoiding potential penalties.

### Important Dates

- **December 31, 2024**  
Deadline for completion to receive \$3 per sq ft.
- **January 1, 2025**  
Effective date of new rebate amounts.
- **January 1, 2027**  
Deadline for all conversions.

# DID YOU KNOW?



## Reserve Study

NRS 116 requires CICs to maintain a reserve fund for future major repairs and replacement of community property.

### Recommendations for Reserve Study

Given the significant costs associated with major repairs and replacement of the community common elements, it is essential for HOAs to update their reserve study to account for the costs associated with mandated turf conversion if funding is unavailable. Here are a few steps to consider:

1. **Assessment of Existing Turf:** Conduct a thorough evaluation of all turf areas to identify those classified as non-functional under AB356.
2. **Cost Estimation:** Collaborate with landscaping professionals to estimate the costs of removing the turf and installing water-efficient alternatives.
3. **Reserve Fund Allocation:** Work with a Reserve Study Specialist (RSS), have a separate study performed for allocations to cover the projected expenses of turf conversion, ensuring that the community remains compliant without financial strain.
4. **Rebate Programs:** Explore available rebate programs, such as the Water Smart Landscapes rebate, which currently offers \$3 per square foot for the first 10,000 square feet of grass removed. This can significantly offset the conversion costs.

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#### Contacting SNWA Rebate Inquiry for HOAs

[http:// !\[\]\(3211b5d1d968fc1665909b34f9f16010\_img.jpg\) https://www.snwa.com/conservation/understand-laws-ordinances/index.html](https://www.snwa.com/conservation/understand-laws-ordinances/index.html)

Telephone 702-862-3740

Monday – Thursday 6am – 4:30pm

#### Contacting NRED The Ombudsman Office CICCH

[http:// !\[\]\(9c2e8d1b5bd77cb5c9f83b7a9cff79fd\_img.jpg\) https://red.nv.gov](https://red.nv.gov)

Telephone 702-486-4480

Email: [CICOmbudsman@red.nv.gov](mailto:CICOmbudsman@red.nv.gov)



# Rebate Program

One of the most effective ways to manage the financial impact of turf conversion is by taking advantage of available rebate programs. The Southern Nevada Water Authority (SNWA) offers rebate programs which can help to offset the costs associated with complying with AB356.

The Water Smarts Landscapes Rebate is available for but not limited to HOAs. For those who convert water-thirsty grass to desert landscaping they will **receive \$3** per square foot of grass removed and replaced with desert landscaping up to **the first 10,000 square feet converted**, and **\$1.50 per square foot thereafter per property**. The first 10,000 square feet conversion MUST be completed by **December 31, 2024**. After that the rebate for non-functional grass conversions will **decrease** from \$3 per square foot to **\$2** per square foot for the first 10,000 square feet, **and \$1** per square foot.

**JANUARY  
1, 2027**

**Deadline for  
Compliance**

As we approach the end of 2024 it is essential for communities that have not taken advantage of the Water Smart Landscape Rebate Program consider doing so. Further, the 2027 deadline is fast approaching and it is important for all affected HOAs and CAMs to take proactive action to ensure compliance with AB356.

## Current Rebate Program

**\$3 per sq ft.** for the first 10,000

**\$1.50 per sq ft.** after the first 10,000

**\$2 per sq ft.** after 01/01/25 for the first 10,000

**\$1 per sq ft.** after 01/01/25 after the first 10,000

**LEGAL  
REQUIREMENT**

The conversion of non-functional turf is a legal requirement AB356, but it also aligns with broader goals of sustainability and responsible resource management in our desert environment.



## Rebate Highlights

**Starting without SNWA approval will make your conversion ineligible.**

You must participate in a pre-conversion site visit before removing your lawn.

\$3 per square foot for the first 10,000 square feet. Conversion MUST be completed by 12/31/2024.

Decreases to \$2 per square foot for the first 10,000 square feet (on January 1, 2025) \$1 per square foot thereafter.

## Program Conditions

<https://www.snwa.com/rebates/wsl/index.html#conditions>