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Water Wise Landscaping Amendments
2026 GENERAL SESSION
STATE OF UTAH
Chief Sponsor: Keven J. Stratton
House Sponsor: Casey Snider

LONG TITLE

General Description:

This bill addresses water wise landscaping requirements for public facilities.

Highlighted Provisions:

This bill:

- defines terms;
- imposes landscaping requirements related to state government facilities; and
- makes technical and conforming changes.

Money Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:

AMENDS:

63A-5b-1108, as enacted by Laws of Utah 2022, Chapter 50

Be it enacted by the Legislature of the state of Utah:

Section 1. Section **63A-5b-1108** is amended to read:

63A-5b-1108 . Water wise landscaping and state government facilities.

(1) As used in this section:

- (a) "Active use" means regular use for a community purpose, playing, exercise, recreation, or regular outdoor activities, such as:
 - (i) a sports field;
 - (ii) a social gathering area;
 - (iii) an amphitheater;
 - (iv) a park;

- 29 (v) the playing area, including a rough, driving range, or chipping and putting green,
 30 of a golf course; or
 31 (vi) a cemetery.
- 32 (b) "Canopy" means the layer of leaves, branches, and stems of trees or other plants that
 33 when viewed from above as of the sooner of maturity or five years after planting can
 34 be measured as a percentage of a land area shaded by the trees or other plants.
- 35 (c) "Division" means the Division of Water Resources.
- 36 (d) "Functional turf" means turf that:
 37 (i) is dedicated to active use; or
 38 (ii)(A) is installed or maintained on an area with a slope of not more than 25%;
 39 (B) is at least eight feet wide at the turf's narrowest point;
 40 (C) is a native plant, has been hybridized for arid conditions, or has been
 41 designated as low water use by the Utah State University Extension; and
 42 (D) is watered to the plant's needs and does not require overhead spray irrigation
 43 unless the overhead spray irrigation system has activated weather or soil based
 44 monitoring technology.
- 45 [(b)] (e) "Grounds" means the~~real property, whether fenced or unfenced, of the parcel~~
 46 ~~of land on which is located a state government facility, including a public or private~~
 47 ~~driveway, street, sidewalk or walkway, parking lot, or parking garage on the property]~~
 48 portion of real property on which is located a state government facility designated for
 49 landscaping, including natural landscaping, whether fenced or unfenced, excluding
 50 building footprints and impervious surfaces.
- 51 (f) "Overhead spray irrigation" means above ground irrigation heads that spray water
 52 through a nozzle.
- 53 (g) "Park strip" means the area between the back of a curb or, if there is no curb, the
 54 edge of pavement and the sidewalk.
- 55 [(e)](i) ~~Except as provided in Subsection (1)(c)(ii), "lawn or turf" means~~
 56 ~~nonagricultural land planted in closely mowed, managed grasses.]~~
 57 [(ii) ~~"Lawn or turf" does not include a golf course, park, athletic field, or sod farm.]~~
- 58 [(d)] (h) "Reconstructed" means that a building is subject to construction that affects the
 59 exterior of the building or the building's grounds.
- 60 [(e)] (i)(i) "State agency" means a department, division, office, entity, agency, or other
 61 unit of state government.
- 62 (ii) "State agency" includes an institution of higher education.

- 63 ~~(f)~~ (j)(i) "State government facility" means a building, structure, or other
64 improvement that is constructed on property owned by the state, the state's
65 departments, commissions, institutions, or other state agency.
- 66 (ii) "State government facility" does not include:
- 67 (A) an unoccupied structure that is a component of the state highway system;
- 68 (B) a privately owned structure that is located on property owned by the state, the
69 state's department, commission, institution, or other state agency; or
- 70 (C) a structure that is located on land administered by the trust lands
71 administration under a lease, permit, or contract with the trust lands
72 administration.
- 73 (k) "Turf" means a natural living ground cover that:
- 74 (i) produces a dense cover of contiguous plant coverage and an interconnected
75 subsurface root network;
- 76 (ii) is installed or maintained on nonagricultural land; and
- 77 (iii) is closely mowed, managed grasses.
- 78 (l) "Water wise landscaping" means:
- 79 (i) installation of plant materials suited to the microclimate and soil conditions that
80 can:
- 81 (A) remain healthy with minimal irrigation once established; or
- 82 (B) be maintained without the use of overhead spray irrigation, except for a
83 functional turf area that uses an active weather or soil based monitoring
84 technology;
- 85 (ii) use of water for outdoor irrigation through proper and efficient irrigation design
86 and water application;
- 87 (iii) use of other landscape design features that:
- 88 (A) minimize the need of the landscape for supplemental water from irrigation; or
- 89 (B) reduce the landscape area dedicated to turf that is not functional turf; and
- 90 (iv) inclusion of a canopy.
- 91 (m) "Weather or soil based monitoring technology" means one of the following
92 technologies that allow watering schedules to better match a plant's water needs:
- 93 (i) a weather-based irrigation controller that uses local weather and landscape
94 conditions to tailor watering schedules; or
- 95 (ii) a soil moisture-based irrigation controller or soil moisture sensor that monitors
96 moisture levels in the soil to prevent irrigation when water is not needed.

- 97 (2)(a) Unless exempted under Subsection (2)(b), a state agency that owns or occupies a
98 state government facility that is built or reconstructed on or after [~~May 4, 2022~~] May
99 6, 2026, may not have [~~more than~~] turf that is not functional turf:
- 100 (i) that exceeds the lesser of:
- 101 (A) 20% of the grounds of the state government facility[~~-be lawn or turf.~~] ; or
- 102 (B) the percentage of grounds allowed by ordinance in the municipality or county
103 where the state government facility is located; or
- 104 (ii) in a park strip.
- 105 (b) The division may exempt a state government facility from the restrictions of
106 Subsection (2)(a) if the division determines that the purposes of a state agency that
107 occupies the state government facility requires additional [~~lawn or turf~~] turf that is not
108 functional turf.
- 109 (3)(a) A state agency shall reduce the state agency's outdoor water use as compared to
110 the state agency's outdoor water use for fiscal year 2020:
- 111 (i) in an amount equal to or greater than 5% by the end of fiscal year 2023; and
112 (ii) in an amount equal to or greater than 25% by the end of fiscal year 2026.
- 113 (b) A state agency shall submit the following information to the division:
- 114 (i) by no later than October 1, 2022:
- 115 (A) the state agency's water use for fiscal year 2020; and
116 (B) the state agency's water use for fiscal year 2022;
- 117 (ii) by no later than October 1, 2023, the state agency's water use for fiscal year 2023;
118 and
- 119 (iii) by no later than October 1, 2026, the state agency's water use for fiscal year 2026.
- 120 (c) The division shall:
- 121 (i) post the information provided to the division under this Subsection (3) on a public
122 website; and
- 123 (ii) by rule, made in accordance with Title 63G, Chapter 3, Utah Administrative
124 Rulemaking Act, establish a uniform measure for purposes of this section of a
125 state agency's water use.
- 126 (4) Except when allowed by the division, a state agency may not use overhead spray
127 irrigation to water landscapes at a state government facility between the hours of 10 a.m.
128 and 6 p.m.
- 129 (5) A state agency shall do the following at a state government facility:
- 130 (a) follow weekly lawn watering guides if issued by the division;

- 131 (b) manually shut off overhead spray irrigation systems during rain and wind events if
132 the landscape irrigation system does not have [~~rain and wind shutoff functions~~]
133 activated weather or soil based monitoring technology;
- 134 (c) implement a leak-detection and repair program for outdoor use;
- 135 (d) coordinate with the division to implement water efficient methods, technologies, and
136 practices; [~~and~~]
- 137 (e) at least annually:
- 138 (i) evaluate opportunities to update irrigation technology with devices that:
- 139 (A) meet national recognized standards for efficiency;
- 140 (B) include rain and wind shutoff functions; and
- 141 (C) include soil moisture sensors;
- 142 (ii) evaluate opportunities to:
- 143 (A) subject to Subsection (2), limit [~~lawn or turf~~] turf on the grounds of [a] an
144 existing state government facility and replace [~~lawn or turf~~] turf with [
145 water-wise plants] water wise landscaping, including native plant species
146 described in Subsection (1)(d)(ii)(C); [~~and~~]
- 147 (B) update facility-management technology to include metering for
148 water-consuming processes related to irrigation and mechanical systems; and
- 149 (C) add activated weather or soil based monitoring technology to overhead spray
150 irrigation systems; and
- 151 (iii) audit and repair a landscape irrigation system so that the landscape irrigation
152 system is operating at maximum acceptable efficiency[~~-~~] ; and
- 153 (f) at the time a state government facility is built or reconstructed, consider landscaping
154 options that include functional turf.
- 155 (6)(a) Except as provided in Subsection (6)(b), in addition to complying with the other
156 provisions of this section, a state agency that owns or occupies a state government
157 facility that is built or reconstructed on or after May 6, 2026, shall use water wise
158 landscaping for the grounds of the state government facility including ensuring that
159 canopy, which may include functional turf, covers at least 50% of the grounds of the
160 state government facility.
- 161 (b) The amount of canopy or functional turf installed pursuant to Subsection (6)(a) may
162 not exceed what is allowed by ordinance in the municipality or county where the
163 state government facility is located.

164 Section 2. **Effective Date.**

165 This bill takes effect on May 6, 2026.