

LANDSCAPING REQUIREMENTS

2023 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Ryan D. Wilcox

Senate Sponsor: Michael K. McKell

LONG TITLE

General Description:

This bill modifies provisions regarding water wise landscaping.

Highlighted Provisions:

This bill:

- ▶ defines terms; and
- ▶ authorizes certain landscaping requirements.

Money Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:

AMENDS:

57-8a-231, as enacted by Laws of Utah 2022, Chapter 230

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

Section 1. Section **57-8a-231** is amended to read:

57-8a-231. Water wise landscaping.

(1) As used in this section:

(a) "Lawn or turf" means nonagricultural land planted in closely mowed, managed grasses.



28 (b) "Mulch" means material such as rock, bark, wood chips, or other materials left
29 loose and applied to the soil.

30 (c) "Overhead spray irrigation" means above ground irrigation heads that spray water
31 through a nozzle.

32 (d) (i) "Vegetative coverage" means the ground level surface area covered by the
33 exposed leaf area of a plant or group of plants at full maturity.

34 (ii) "Vegetative coverage" does not mean the ground level surface area covered by the
35 exposed leaf area of a tree or trees.

36 (e) "Water wise landscaping" means any or all of the following:

37 (i) installation of plant materials suited to the microclimate and soil conditions that
38 can:

39 (A) remain healthy with minimal irrigation once established; or

40 (B) be maintained without the use of overhead spray irrigation;

41 (ii) use of water for outdoor irrigation through proper and efficient irrigation design
42 and water application; or

43 (iii) the use of other landscape design features that:

44 (A) minimize the need of the landscape for supplemental water from irrigation; or

45 (B) reduce the landscape area dedicated to lawn or turf.

46 (f) "Water wise plant material" means a plant material suited to water wise landscaping
47 as defined in this section.

48 (2) An association may not enact or enforce a governing document that prohibits, or
49 has the effect of prohibiting, a lot owner of a detached dwelling from incorporating water wise
50 landscaping on the property owner's property.

51 (3) (a) Subject to Subsection (3)(b), Subsection (2) does not prohibit an association
52 from requiring a property owner to:

53 (i) comply with a site plan review or other review process before installing water wise
54 landscaping;

55 (ii) maintain plant material in a healthy condition;

56 (iii) follow specific water wise landscaping design requirements adopted by the
57 association including a requirement that:

58 (A) restricts or clarifies the use of mulches considered detrimental to the association's

59 operations; and
60 ~~[(B) imposes minimum or maximum vegetative coverage; or]~~
61 ~~[(C)]~~ (B) restricts or prohibits the use of specific plant materials other than water wise
62 plant materials.
63 (b) An association may not require a property owner to:
64 (i) ~~[require a property owner to]~~ install or keep in place lawn or turf in an area with a
65 width less than eight feet~~[-];~~ or
66 (ii) have more than 50% vegetative coverage on the property owner's property.