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Water Efficient Plumbing Fixtures

As California enters another year of drought, the Legislature has proactively initiated water conservation measures for residential housing. SB 407 (Padilla), signed by the Governor in September of 2009, institutes specific time frames for which residential properties must be improved with water-conserving plumbing fixtures. Here's an overview.

Requirements for Replacement

The law applies to owner- and tenant-occupied single family homes and multifamily residential housing built or available for rent on or before January 1, 1994.

- On or before January 1, 2019, all noncompliant plumbing fixtures in multifamily residential real property must be replaced with water-conserving plumbing fixtures;
- On and after January 1, 2014, noncompliant plumbing fixtures must be replaced with water-conserving plumbing fixtures, as specified, when:
 - Any alterations or improvements are made to single family residential real property;
 - Any alterations or improvements are made to multifamily residential real property that increases the floor area in the building more than 10 percent (all noncompliant plumbing fixtures must be replaced in the building);
 - Any alterations or improvements are made to multifamily residential real property that total more than \$150,000 (noncompliant plumbing fixtures must be replaced in the area of the alteration or improvement);
 - Any alterations or improvements are made to a room in a multifamily residential real property that requires a building permit (noncompliant fixtures must be replaced in that room).



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Disclosure Requirements

- On and after January 1, 2017, the seller or transferor of single-family residential real property or multifamily residential real property must disclose to a purchaser, in writing, requirements for replacing plumbing fixtures and must disclose whether the real property includes noncompliant plumbing fixtures.

Definition of “Noncompliant Plumbing Fixture”

"Noncompliant plumbing fixture" means any of the following:

- Any toilet manufactured to use *more than* 1.6 gallons of water per flush.
- Any urinal manufactured to use *more than* one gallon of water per flush.
- Any showerhead manufactured to have a flow capacity of *more than* 2.5 gallons of water per minute.
- Any interior faucet that emits *more than* 2.2 gallons of water per minute.

Related Items and Information

- Civil Code Sections 1101.1 et seq. and 1102.155

