

**Introduced by Senator Laird**February 20, 2025

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An act to amend Section 1101.5 of the Civil Code, relating to water use efficiency improvements.

## LEGISLATIVE COUNSEL'S DIGEST

SB 577, as introduced, Laird. Transfer of real property: water use efficiency improvements.

Existing law requires replacement of noncompliant plumbing fixtures with water-conserving plumbing fixtures in any multifamily residential real property and in any commercial real property, as specified.

This bill would make a nonsubstantive change to those provisions.

Vote: majority. Appropriation: no. Fiscal committee: no.  
State-mandated local program: no.

*The people of the State of California do enact as follows:*

- 1     SECTION 1. Section 1101.5 of the Civil Code is amended to  
2     read:  
3     1101.5. (a) On or before January 1, 2019, all noncompliant  
4     plumbing fixtures in any multifamily residential real property and  
5     in any commercial real property shall be replaced with  
6     water-conserving plumbing fixtures.  
7     (b) An owner or the owner's agent may enter the owner's  
8     property for the purpose of installing, repairing, testing, and  
9     maintaining water-conserving plumbing fixtures required by this  
10    section, consistent with notice requirements of Section 1954.  
11    (c) On and after January 1, 2019, the water-conserving plumbing  
12    fixtures required by this section shall be operating at the

1 manufacturer's rated water consumption at the time that the tenant  
2 takes possession. A tenant shall be responsible for notifying the  
3 owner or owner's agent if the tenant becomes aware that a  
4 water-conserving plumbing fixture within ~~his or her~~ *the tenant's*  
5 unit is not operating at the manufacturer's rated water consumption.  
6 The owner or owner's agent shall correct an inoperability in a  
7 water-conserving plumbing fixture upon notice by the tenant or if  
8 detected by the owner or the owner's agent.

9 (d) (1) On and after January 1, 2014, all noncompliant plumbing  
10 fixtures in any multifamily residential real property and any  
11 commercial real property shall be replaced with water-conserving  
12 plumbing fixtures in the following circumstances:

13 (A) For building additions in which the sum of concurrent  
14 building permits by the same permit applicant would increase the  
15 floor area of the space in a building by more than 10 percent, the  
16 building permit applicant shall replace all noncompliant plumbing  
17 fixtures in the building.

18 (B) For building alterations or improvements in which the total  
19 construction cost estimated in the building permit is greater than  
20 one hundred fifty thousand dollars (\$150,000), the building permit  
21 applicant shall replace all noncompliant plumbing fixtures that  
22 service the specific area of the improvement.

23 (C) Notwithstanding subparagraph (A) or (B), for any alterations  
24 or improvements to a room in a building that require a building  
25 permit and that room contains any noncompliant plumbing fixtures,  
26 the building permit applicant shall replace all noncompliant  
27 plumbing fixtures in that room.

28 (2) Replacement of all noncompliant plumbing fixtures with  
29 water-conserving plumbing fixtures, as described in paragraph (1),  
30 shall be a condition for issuance of a certificate of final completion  
31 and occupancy or final permit approval by the local building  
32 department.

33 (e) On and after January 1, 2019, a seller or transferor of  
34 multifamily residential real property or of commercial real property  
35 shall disclose to the prospective purchaser or transferee, in writing,  
36 the requirements of subdivision (a) and whether the property  
37 includes any noncompliant plumbing fixtures. This disclosure may  
38 be included in other transactional documents.

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