



September 17, 2018

Monterey County Assn of Realtors  
201-A, Calle Del Oaks  
Monterey, CA 93940

**Subject: January 1, 2019 Water Efficiency Requirements for Multi-Family Housing- 4 or More Units/ Common Interest Developments**

Dear Monterey County Assn of Realtors:

The Monterey Peninsula Water Management District ("MPWMD") adopted requirements for Multi-Family Housing of four or more units and for Common Interest Developments ("CID"). The law requires installation and maintenance of water efficient toilets, faucet aerators, showerheads, common-laundry room clothes washers, irrigation system controllers and water pressure regulators. **These retrofits become mandatory on January 1, 2019** (per MPWMD Rule 142). MPWMD's requirements compliment Senate Bill 407 (Padilla) approved by the Governor on October 11, 2009, that requires owners of Multi-Family Residential and commercial real property built prior to January 1, 1994, to replace older water fixtures with new water efficient fixtures by January 1, 2019.

The following are required for Multi-Family Residential Sites and Common Interest Development<sup>1</sup> with four or more Dwelling Units:

- High Efficiency Toilets (1.28 gallons per flush max.). Existing 1.6 gallons-per-flush toilets are exempt from the replacement requirement.
- Urinals shall be at a minimum High Efficiency Urinals (if installed prior to January 1, 2016). Newly installed Urinals shall be Pint Urinals or Zero Water Consumption Urinals.
- Showerheads must be designed and manufactured to emit a maximum of 2.0 gallons per minute of water at 60 pounds per square inch water pressure (psi).
- Washbasin faucets shall emit a maximum of 1.2 gallons of water per minute.
- Kitchen Sink, Utility Sink, and Bar Sink faucets shall emit a maximum of 1.8 gallons of water per minute.
- By January 1, 2019, all Clothes Washers installed in Common Laundry Rooms within the District shall meet the definition of High Efficiency Clothes Washer rated with a Water Factor of 5.0.

<sup>1</sup> Individually owned condominium and cooperative dwelling units that are subject to retrofit requirements upon change of ownership (Rule 142-E) are exempt from this requirement. However, common areas are subject to the requirements.



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- Clothes Washers located inside Dwelling Units should be encouraged to replace Clothes Washers with High Efficiency Clothes Washers. Rebates are available for residential washers with the permission of the landlord/property manager.
- Water Pressure Regulating Devices shall be installed and maintained to maintain water pressure between 50 and 65 psi.
- Automatic Irrigation Controllers properly adjusted to adhere to the District's Stage 1 Water Conservation Requirements (Rule 162) shall be installed, used, and maintained when there is an irrigation system.

MPWMD has several resources available to assist owners/property managers with meeting these requirements. Water saving showerheads and faucet aerators are available at MPWMD at no charge. In addition, until December 31, 2018, generous rebates are available for the following devices:

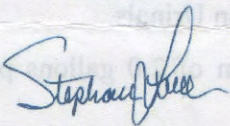
- Toilets (up to \$75 for 1.28 gpf toilets and up to \$125 for Ultra-High Efficiency Toilets)
- Urinals (up to \$250 for pint or zero water consumption urinals)
- Ultra-High Efficiency Clothes Washers (Water Factor less than 5.0) (up to \$1,000 for commercial use models and \$500 for residential)
- Smart Irrigation Controllers (\$100 for up to four stations, \$10/station up to 20 stations)

Rebate information can be found on the District's website and at [www.montereywaterinfo.org](http://www.montereywaterinfo.org).

Once the property complies with the requirements, the property owner/manager needs to certify completion of the work. The enclosed certification form can be found on the District's website under "Resources/Forms." If you have questions, please contact the District by email at [conserve@mpwmd.net](mailto:conserve@mpwmd.net) or by phone at 831-568-5601.

Thank you for your cooperation.

Sincerely,



Stephanie Locke  
Water Demand Manager