



WATER EFFICIENT LANDSCAPING & METERING REQUIREMENTS

MWELo Section 490; CAL Green; BHMC

The following requirements apply to landscape projects after January 1, 2023

- A landscaping **permit** and **plan review** are required for any landscaping project with LA \geq 500 sf; where LA (aggregate landscape area) includes planting areas, parkway landscaping, turf, pool, pond, water features, but does not include pervious or non-pervious hardscapes or other non-irrigated areas.
- The **compliance method** used shall conform to MWELo Section 490
- **RESIDENTIAL Meter Requirements** are as stated in BHMC Section 4.304.2 amendment to the California Green Building Standards Code, which reads as follows:

4.304.2 Metering Outdoor Water Use. A landscape water meter provided by the City of Beverly Hills shall be installed for landscape irrigation for the following projects. The term aggregate landscape area includes areas of new landscaping, relandscaping, and existing landscaping to remain.

 1. New residential building on a site with an aggregate landscape area of 500 square feet or more.
Exception: Accessory Dwelling Units that do not meet any of the other conditions.
 2. Additions and/or alterations to an existing residential building on a site with an aggregate landscape area of 500 square feet or more, where the building supply line or water meter is being replaced or upgraded.
 3. Relandscaping or new landscaping projects of 2,500 square feet or more.”
- **NON-RESIDENTIAL Meter Requirements** for LA \leq 5,000 sf are as stated in BHMC Section 5.304.7 amendment to the California Green Building Standards Code, which reads as follows:

5.304.7 Metering Outdoor Water Use. A landscape water meter provided by the City of Beverly Hills shall be installed for landscape irrigation for the following:

 1. New construction projects with aggregate landscape area over 500 square feet.
 2. Any construction project for which a new water meter is being requested.
 3. When required by the California Department of Water Resources Model Water Efficient Landscape Ordinance.”
- **NON-RESIDENTIAL Meter Requirements** for LA > 5,000 sf. See State Water Code 535.

The following requirements apply to landscape projects prior to January 1, 2023

- A landscaping **permit** and **plan review** are required for any landscaping project with LA \geq 500 sf; where LA (aggregate landscape area) includes planting areas, parkway landscaping, turf, pool, pond, water features, but does not include pervious or non-pervious hardscapes or other non-irrigated areas.
- The **compliance method** used shall conform to MWELD Section 490
- **Meter Requirements** are as stated in BHMC Section 5.304.7 amendment to the California Green Building Standards Code, which reads as follows (applies to Building permits issued 1/1/17 or thereafter):

5.304.7 Metering Outdoor Water Use. A landscape water meter provided by the city of Beverly Hills shall be installed for landscape irrigation for the following:

1. New construction projects with aggregate landscape area over 500 square feet.
2. Any construction project for which a new water meter is being requested.
3. When required by the California department of water resources model water efficient landscape ordinance.
 - **RESIDENTIAL:** A rehabilitated residential landscape requires a separate meter when (1) the rehabilitated landscape has a modified landscape area equal or greater than 2,500 square feet and a permit or plan check, or design review is required, **and** (2) the aggregate landscape (modified and unmodified landscape) is 5,000 square feet or greater.
 - **NON-RESIDENTIAL:** LA \geq 1,000 SF (for LA > 5,000 sf see State Water Code 535)

****DATE:** Unless noted otherwise, the date used to determine the applicable requirements is the date that the main Building permit application was filed and all applicable fees were paid. If there is no related Building permit, then the date of the Landscaping permit application will be used.