STATE OF NEW YORK

11508

IN ASSEMBLY

May 28, 2026

Introduced by COMMITTEE ON RULES -- (at request of M. of A. Simon) -- read once and referred to the Committee on Governmental Operations

AN ACT to amend the public buildings law, in relation to requiring state properties which utilize irrigation for landscaped areas to be equipped with smart irrigation systems

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. The public buildings law is amended by adding a new section 148 to read as follows:

§ 148. Smart irrigation systems required for state property. 1. For purposes of this section, the following terms shall have the following meanings:

(a) "Smart irrigation system" shall mean an in-ground, automated watering system that uses digital technology to create a custom map of a property and uses real-time weather data or other environmental conditions to optimize water use and limit unnecessary irrigation.

(b) "State property" shall mean any real property owned, leased, or managed by the state of New York, including but not limited to buildings, facilities, grounds, lawns, and landscaped areas.

2. All state property that utilizes irrigation for landscaped areas, including lawns and grass, shall be equipped with a smart irrigation system in accordance with the provisions of this section.

3. (a) All new construction and all projects involving the installation or substantial rehabilitation of irrigation systems on or after the effective date of this section shall comply with the requirements of this section.

(b) All existing irrigation systems on state property shall be retrofitted or replaced to comply with this section no later than five years after the effective date of this section.

4. The commissioner of general services shall promulgate rules and regulations necessary to implement the provisions of this section, including but not limited to:

(a) minimum standards for smart irrigation systems;

(b) water efficiency benchmarks;

EXPLANATION--Matter in *italics* (underscored) is new; matter in brackets [-] is old law to be omitted.

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(c) installation, operation, and maintenance requirements; and

(d) reporting and compliance procedures.

5. The commissioner of general services may grant exemptions, in whole or in part, for:

(a) properties or areas where irrigation is minimal or not required; or

(b) environmentally sensitive or protected lands where irrigation systems would be inappropriate.

6. Each state agency with jurisdiction over state property shall be responsible for ensuring compliance with this section and any regulations promulgated pursuant thereto.

§ 2. This act shall take effect on the one hundred eightieth day after it shall have become a law. Effective immediately, the addition, amendment and/or repeal of any rule or regulation necessary for the implementation of this act on its effective date are authorized to be made and completed on or before such effective date.