

# 2026 Update: System Plans, New System Inspections, Incentives, ConnectH2O and Compliance

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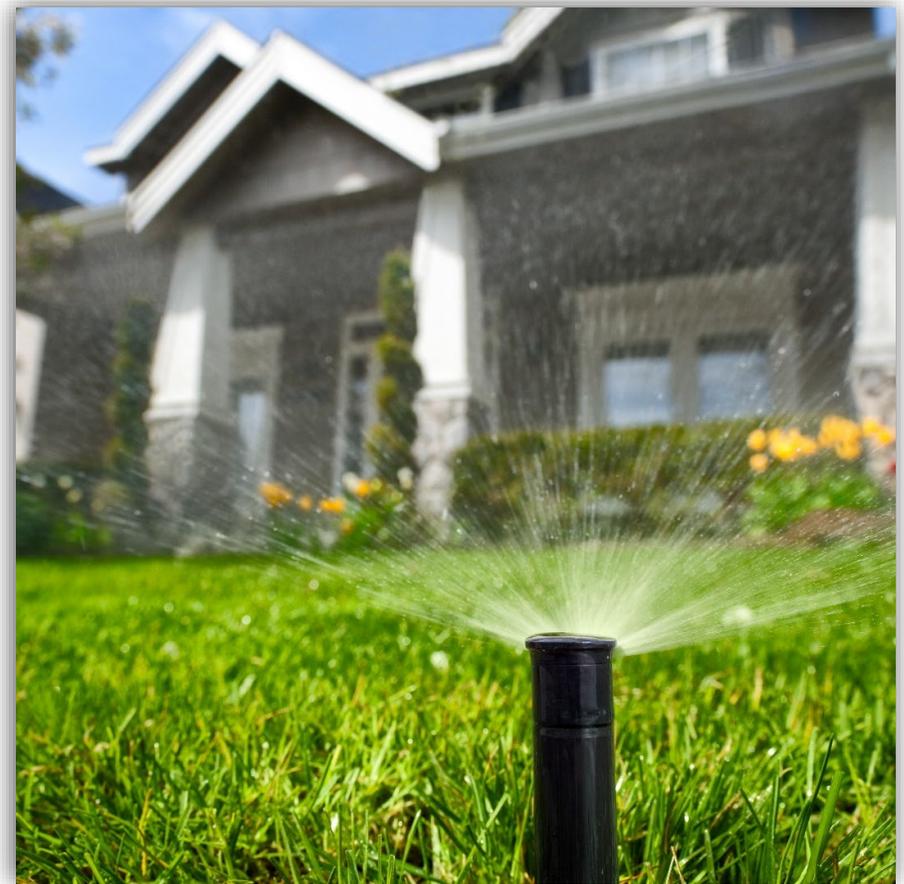
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Planner- Conservation



SAIA January Meeting January 27, 2026

- ❖ **Drought Rule Changes**
- ❖ **Irrigation Rebates**
- ❖ **Electronic Meter Data**
- ❖ **Irrigation Checkup**





## Drought Rule Changes

### ❖ Irrigation Inspections and Plan Review

### ❖ Drought Surcharge

### ❖ Drip Irrigation

### ❖ Non-compliance violations

# Drought Rules Updates

Drought rules updates in June 2024 had a significant impact on compliance over time.

**Good Trends: Total violations for 2025: 5,822**

Total violations for 2024: 5,929

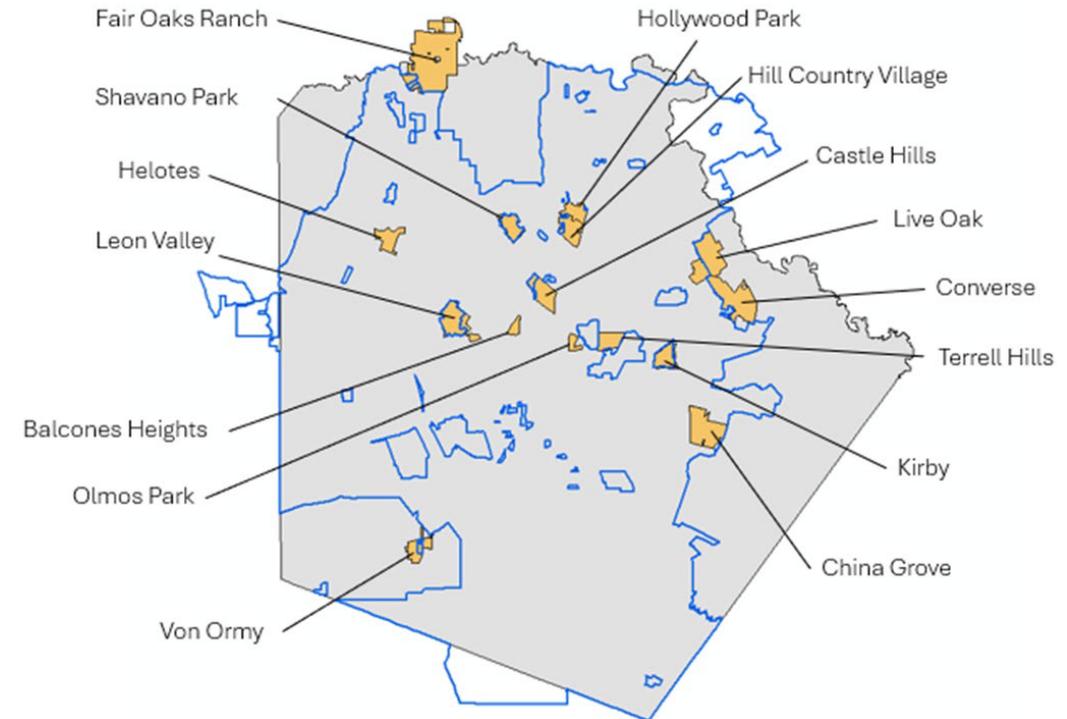
Total violations for 2023: 9,467

Residential properties hitting the Stage 3 surcharge level prior to activating the surcharge: 5%

...after the surcharge was activated: 2.5% (-50%)

# Improved Compliance With Once/Week Rules

1. All SAWS customers are subject to the same rules and enforcement mechanism.
2. Non-compliance charges increase for repeat violations.
3. Repeat violations after rules change down ~80%.



# Logical Charges; Address Large Use/Repeat Violations

| Level of Violation        | Less than 1M gallons/year;<br>nearly all single family and<br>small commercial sites | Greater or equal to 1M<br>gallons/year/site for large<br>use irrigation |
|---------------------------|--|---|
| 1st Violation             | \$137  | \$500   |
| 2 <sup>nd</sup> Violation | \$225  | \$625   |
| 3 <sup>rd</sup> Violation | \$500  | \$1,250   |

**Note:** First time violations at single family customer accounts eligible to have 1<sup>st</sup> non-compliance charge waived for taking an on-line “defensive watering” course.

# Surcharge Table

| Customer Class               | Rate per 1000 gallons | Meter Size (inch) | Stage 3 Threshold (gal/month) | Stage 4 Threshold (gal/month) |
|------------------------------|-----------------------|-------------------|-------------------------------|-------------------------------|
| Residential                  | \$10.37               | All Sizes         | 20,000                        | 12,000                        |
| Billed Commercial Irrigation | \$10.37               | 5/8"              | 12,000                        | 7,200                         |
|                              |                       | 3/4"              | 18,000                        | 10,800                        |
|                              |                       | 1"                | 30,000                        | 18,000                        |
|                              |                       | 1.5"              | 60,000                        | 36,000                        |
|                              |                       | 2"                | 96,000                        | 57,600                        |
|                              |                       | 3"                | 210,000                       | 126,000                       |
|                              |                       | 4"                | 360,000                       | 216,000                       |
|                              |                       | 6"                | 810,000                       | 486,000                       |
|                              |                       | 8"                | 1,080,000                     | 648,000                       |
|                              |                       | 10"               | 1,440,000                     | 864,000                       |

# Drip Irrigation Days

Drip Still Has MUCH More flexibility than spray

| Stage       | Spray Irrigation | Drip Irrigation    |
|-------------|------------------|--------------------|
| Stage One   | 1 day/week       | 3 days/week* (MWF) |
| Stage Two   | 1 day/week       | 2 days/week* (MF)  |
| Stage Three | 1 day/week       | 2 days/week* (MF)  |
| Stage Four  | Twice Per Month  | 1 day/week* (F)    |

# Update Watering Hours

| Drought Stage | Edwards Aquifer* | Watering Days                           | Watering Times                          | Drip Irrigation Days |
|---------------|------------------|---|---|----------------------|
| Year Round    | Above 660 ft.    | Any day                                 | midnight - 10 a.m.<br>9 p.m. - midnight | Any day              |
| Stage 1       | 660 ft.          | Once a week<br>on your day              | midnight - 10 a.m.<br>9 p.m. - midnight | Mon/Wed/Fri          |
| Stage 2       | 650 ft.          | Once a week<br>on your day              | 5-10 a.m.<br>9 p.m. - midnight          | Mon/Fri              |
| Stage 3       | 640 ft.          | Once a week<br>on your day              | 5-10 a.m.<br>9 p.m. - midnight          | Mon/Fri              |
| Stage 4       | If needed        | Once EVERY<br>OTHER week<br>On your day | 5-10 a.m.<br>9 p.m. - midnight          | Friday               |

\*10-day rolling average

- WHY: Reduce high demand on the energy grid in evenings.

# Phased In Improvements for New Irrigation - 2025

Plan review began for new irrigation systems built on any SAWWS meters installed after 1/1/25.

<https://www.saws.org/irrigation-plan>

Review checklist based on TCEQ regulation guidelines & available to all

Plan review averaging 0.7 day turnaround.

4,833 plans reviewed in 2025.

# Plan Deficiency Examples

- 1) Submitting plans for systems already installed.
- 2) PR more than 15% difference within a zone.
  - 1) EX: 8Q (1.56"/h), 8H (1.56), 15SST (0.8), 15RCS (0.4), 15 LCS (0.4)
    - 1) Variance 74.4% between 1.56 and 0.4
- 3) Mixing RVANs with regular spray nozzles in the same zone
- 4) Improper hydrozoning
- 5) Not labeling pipe sizes on plan or identifying pipe colors in Legend
- 6) Submitting a new plan record for revisions instead of replying to the deficiency email.

# Phased In Improvements for New Irrigation - 2026

Plan **and** operational inspection required for all systems built within the SAWVS service area as of 1/1/26.

Review checklist based on TCEQ guidelines & available to all

Targeting two (2) business days between request and inspection (some intervals longer based on irrigator/builder request)

Operational inspections include requirement for 4" soil depth and quality (ordinance since 2002).

In 2026: more than 200 inspections: 75% pass rate

# Inspection Failure Reasons

- 1) Lack of check valve heads in low points.
- 2) No permit
- 3) Poor head spacing
- 4) Unregulated pressure
- 5) Heads less than 4" inches from impervious
- 6) Missing paperwork
- 7) Non-compliant soil
  - 1) Too many rocks and other non-soil elements
  - 2) Depth less than 4"
  - 3) Poor soil quality (too much sand or not enough organic material.)



# Important Reminders

- 1) Irrigation permit required from DSD for all irrigation systems built within CoSA limits and ETJ.
- 2) Irrigation license must be visible on vehicle, advertising materials and company website.
- 3) A licensed irrigator or licensed irrigation technician must be on site ANY TIME irrigation work\* is being performed (installation or repairs).
- 4) Failure to follow any of the above may result in a Class C Misdemeanor citation from CoSA Municipal Court.
  - 1) SAWWS irrigation staff are authorized by the City Prosecutor's office to submit affidavits for consideration.

\* Irrigation work does not include trenching or digging.



# Quick interactive Poll

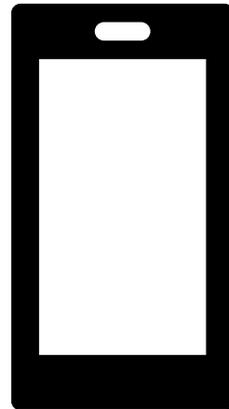
<https://presenter.ahaslides.com/presentation/8260938>

# Preview of Rebates



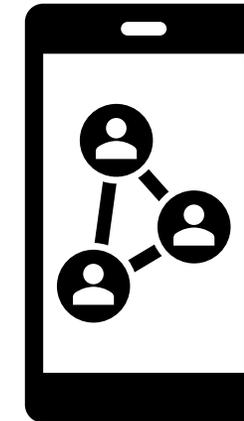
## Irrigation Design Rebate

Efficiency targeted changes to irrigation systems



## Smart Irrigation Controller Rebate

Upgrade single-controller systems to approved smart model.



## Smart Irrigation System Rebate

Upgrade existing systems to central control smart network.

# Why Work with SAWS Rebates?



Customers may have high expectations and low price-points.



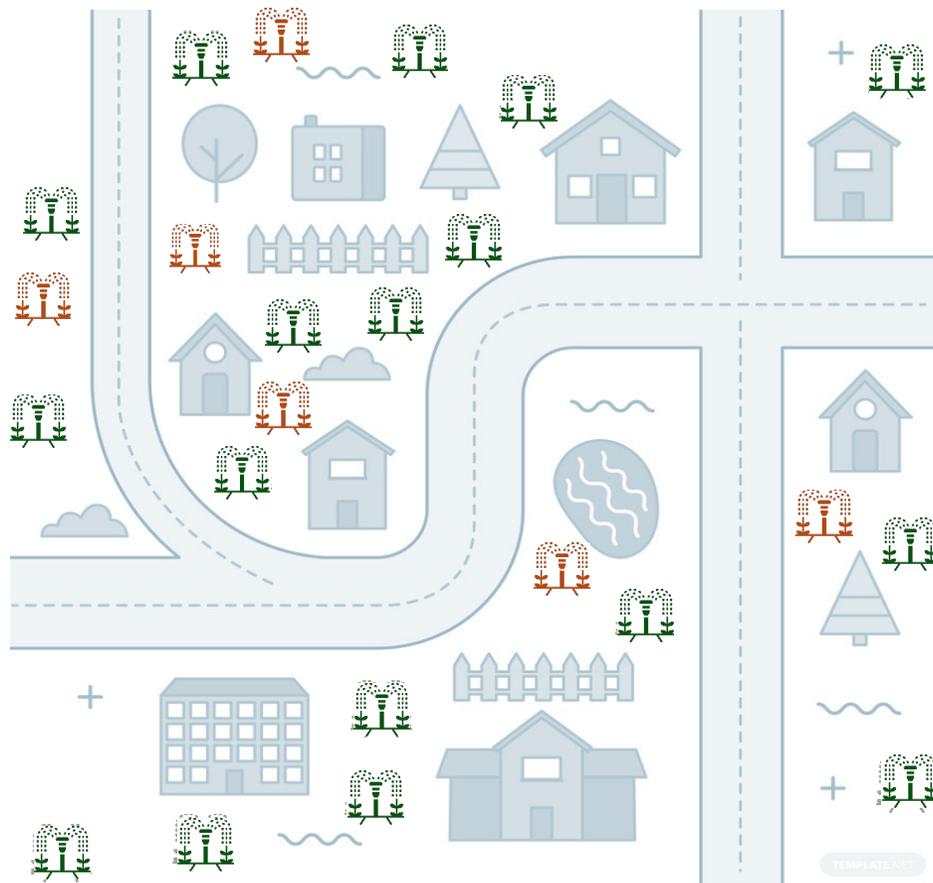
Stage 3 will probably continue, at least through 2026



Encourage customers to move towards more resilient landscapes and irrigation systems



# Irrigation Design Rebate



Master valve (*up to \$400*)

Parking Lot Islands (*\$300 per*)

Cap zones (*\$300 per*)

Retire systems (*depends on system*)

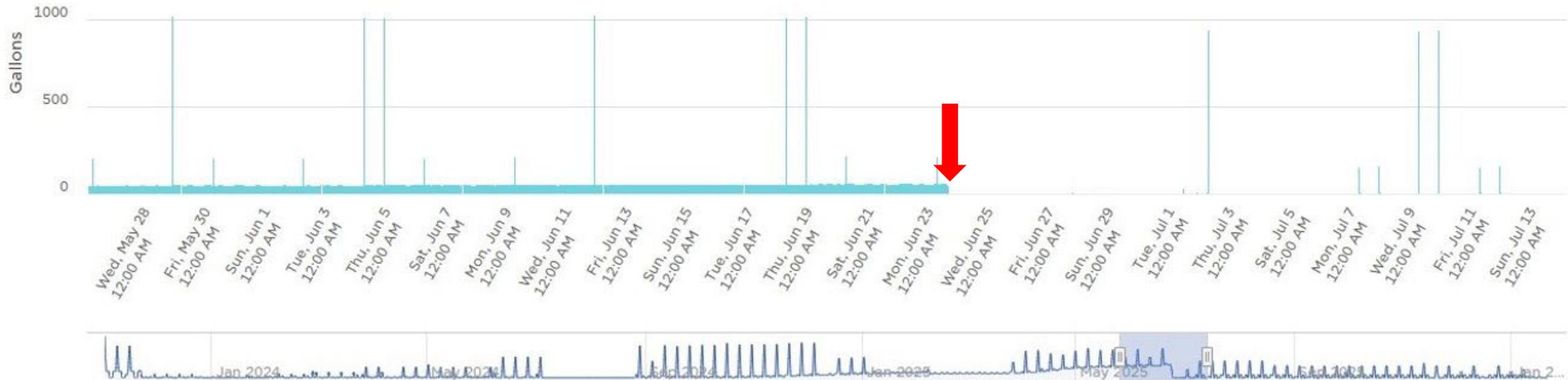
PRS heads (*\$12 per*)

# Master Valve Rebate



- Wired to controller (\$400)
- Bluetooth-enabled Battery-Operated Controller (\$300)

# The Importance of a Master Valve

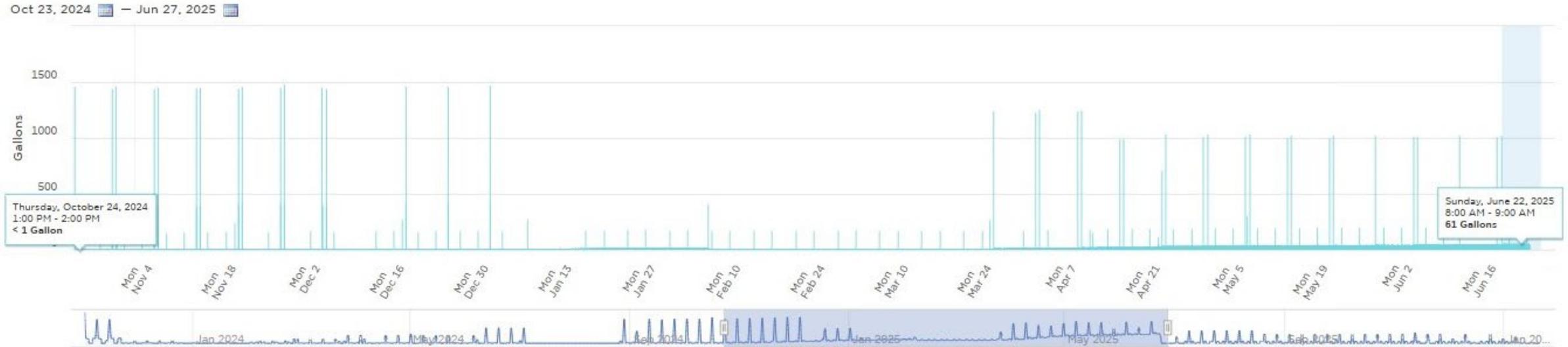


From May 26th to June 23rd (about 28 days)

Scheduled Irrigation: 7,435 gallons

Leak: 674 hours at 55 gallons per hour equals 37,070 gallons (83%)

# The Importance of a Master Valve



October 23rd to June 23rd (about 243 days) they used 212,256 gallons

Scheduled Irrigation: 66,408 gallons or 31%

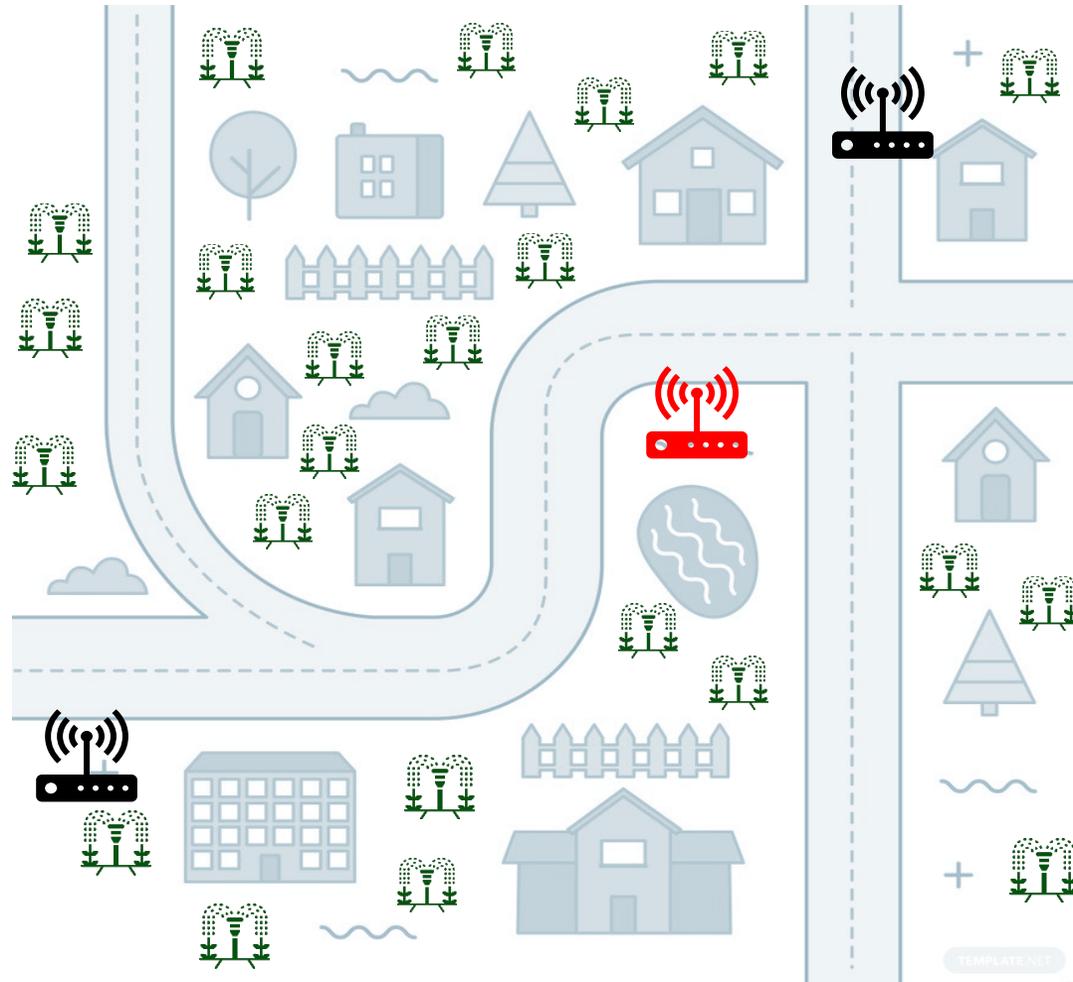
Leak: 145,848 gallons 69%

# Capping Parking Lot Islands

\$300 per island



# Smart Irrigation Controller Rebate



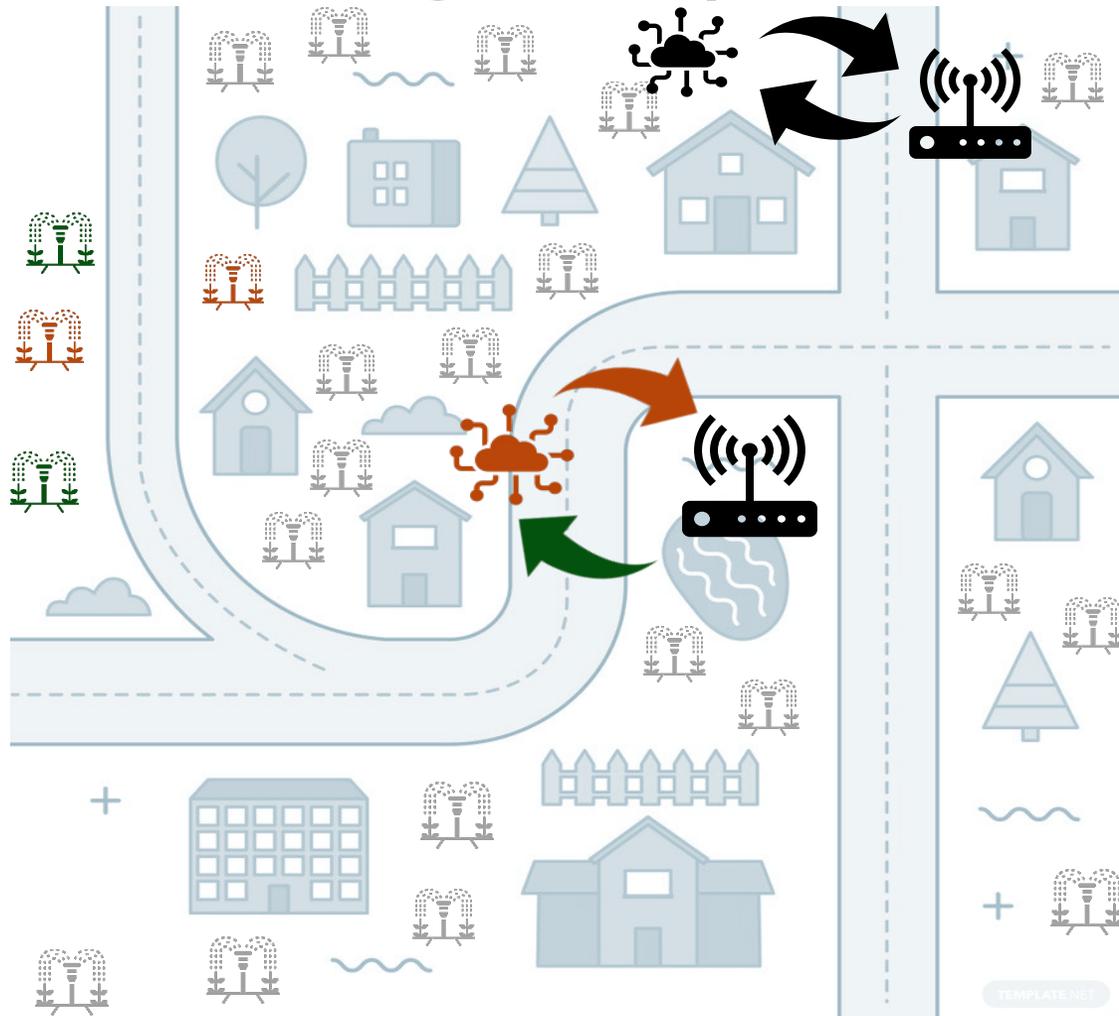
50% up to \$100 towards a smart irrigation controller

- Includes WiFi Modules

Approved models within 1 year of purchase

Simply install + apply

# Smart Irrigation System Rebate

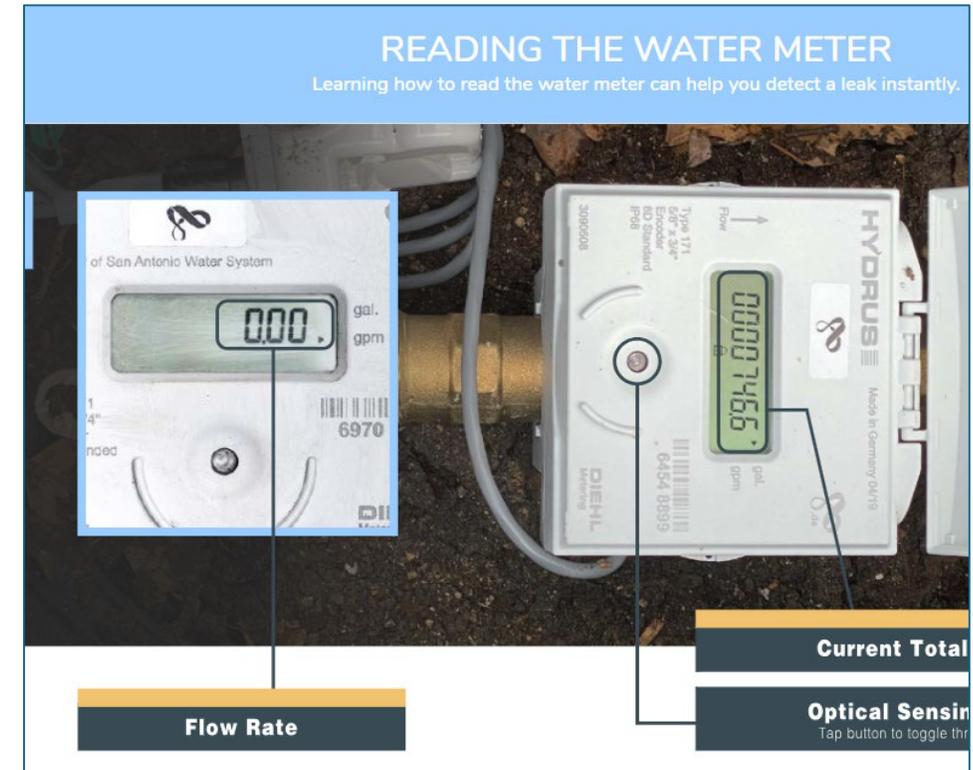


- Multi-controller properties
- Internet-connected smart controllers
- Flow sensors with learned flow + shut down
- 20% of project cost (max \$7,500 or \$15,000)

# ConnectH2O

Installations completed end of 2025 (over 600,000 meters in service area)

- Leak alert notifications-5 gph (.08 gpm) of continuous use >48 hrs
  - Accurate contact info
- Onsite leak detection: GPM and Total Gallons digital screen



# Continuous Use Notifications



**San Antonio Water System**



**GARDEN STYLE**  
SAN ANTONIO

Conservation Department:  
210-704-7283  
[conserve@saws.org](mailto:conserve@saws.org)  
[www.GardenStyleSA.com](http://www.GardenStyleSA.com)

## Continuous Use Notifications

SAWS is automatically notifying customers of continuous use of 5gph for 48 continuous hours. Below are examples of notifications customers may receive if we have a valid email or phone number on file.

**Email:**

Time Sent: September 26, 2024 3:50 PM  
Continuous Water Use: You may have a leak



WaterSmart Program

! Continuous Water Use

Your water ran continuously  
from 7:00 PM on Monday, September 23, 2024 to 2:00 AM on  
Thursday, September 26, 2024.

Investigate Possible Leak >

|                   |                    |                |
|-------------------|--------------------|----------------|
| ESTIMATED GALLONS | ESTIMATED DURATION | ESTIMATED RATE |
| 1,061             | 2 days             | 18 gph         |

Continuous use is often an indication of a running toilet or leaky irrigation valve.

**Text:** "SAWS Alerts: Unusual water use detected at [ADDRESS]. See more online: [PERSONAL LINK]\*. Stop texts by replying STOP."

**Voice:** "Hello [NAME], this is the San Antonio Water System. We have noticed an unusual pattern of water use at your property, [ADDRESS]. You're using [###] gallons per hour of water continuously. Log on to [saws.org/watersmart](http://saws.org/watersmart)\*\* to learn more. To avoid messages like this in the future, please press 9."

\*The personal link sends customers directly to our WaterSmart leak module. This module will walk customer through investigating their home for possible leaks.

\*\* The watersmart link will direct customers to log into watersmart to have the option to verify their use or use the leak module listed above.

# Understanding Data

## WaterSmart Customer Portal

- Customers have the option to sign up for additional use notifications
  - High Use Notifications
  - Bill Forecast Notifications
  - Unplanned Use Notifications
- Customers have the option to combine accounts and add additional users
- Continuous Use Response

The screenshot shows the 'Settings' page of the WaterSmart Customer Portal. The 'Communication Preferences' section is highlighted. It includes the following options:

- Leak Alerts:** Checked. Description: "You will be notified if we think you have a leak. If your property uses water continuously, tell us [how much](#)." Notification methods: Email (checked), Text Message, Voice Message.
- High Use Notifications:** Unchecked. Description: "You will be notified when your daily use is over 2X times your normal seasonal use." Notification frequency: 1X, 3X, 5X. Typical Seasonal Use: 80 GPD. Notification methods: Email, Text Message, Voice Message.
- Bill Forecast Notifications:** Unchecked. Description: "You will be notified if your use in the current period is on track to exceed 2X times your normal seasonal use. We will only contact you a maximum of once per billing period." Notification frequency: 1X, 3X, 5X. Typical Seasonal Use: 2,774 gallons.



[saws.watersmart.com](https://saws.watersmart.com)

# saws.org/leak

**Shake down the usual water-wasting suspects**



Irrigation



Sprinklers & Hoses



Toilets



Water Softener



Swimming Pool

**Need Help Investigating?**

Call a licensed plumber and use this checklist to help find the leak:

English Download

Spanish Download

Call a licensed irrigator and use this checklist to ensure all aspects of your irrigation system are reviewed:

English Download

Spanish Download





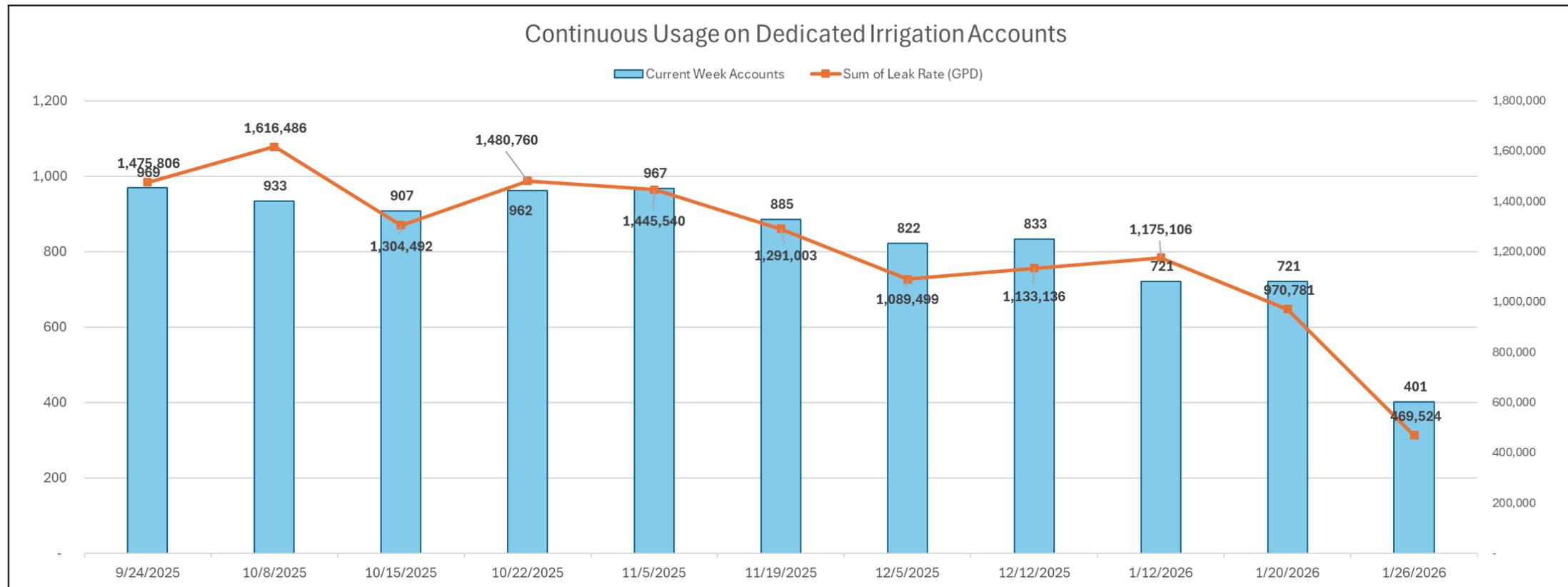
Conservation Department:  
210-704-7283  
conserve@saws.org  
www.GardenStyleSA.com

## Irrigation Checklist

Use this checklist with a licensed irrigator to ensure all aspects of your irrigation system are reviewed. Irrigators have their own way of checking, but this will help make sure all common problem areas, including programming issues, are investigated.

| 1st Meter Check  |          |   | 2nd Meter Check                                   |   |  |
|--|----------|---|---|---|--|
| Record the meter reading a few minutes before the irrigator arrives and again before beginning this checklist. If the reading changed and no water was used on site, there may be a leak. The meter may show no movement on the fine flow indicator or 0.0 GPM at times if an intermittent (starts and stops) leak is present. |          |   |   |   |  |
| Leak   |          |   | Before Running the System                         |   |  |
| Y  | N        | N/A   | Main Line Shutoff Location + Condition:           |   |  |
| Y  | N        | N/A   | Backflow Preventer + Condition:                   |   |  |
| Y  | N        | N/A   | Master Valve. Make sure the MV is not open (bled) |   |  |
| Y  | N        |   | Unexplained Wet Spots                             |   |  |
| Y  | N        |   | Zone Valves                                       |   |  |
| <b>System Controller and Program Settings</b>  |          |   |   |   |  |
| ON   |          | OFF   |   | Current Controller Status               |  |
| ON   |          | OFF   |   | Controller Status at End of Visit       |  |
| Functional   | Bypassed | Non-functional                                    |   | Rain Sensor                             |  |
| _____  |          | Number of Controllers                             |   |   |  |
| _____  |          | Number of Wired Zones in Controller(s)            |   |   |  |
| _____  |          | Number of Programs Available                      |   |   |  |
| A  | B        | C   | D   | E                                       | Number of Watering Days for Each Program (check all programs)              |
| A  | B        | C   | D   | E                                       | Number of Start Times Per Program (check every start time on all programs) |
| A  | B        | C   | D   | E                                       | Total Number of Minutes Per Program (check every zone on all programs)     |
| _____  |          | Average Gallons Per Minute (while running system) |   |   |  |
| <b>Estimate Weekly Water Usage for Each Program</b>  |          |   |   |   |  |
| Number of active days x Number of start times x Total number of minutes x Gallons per minute = Estimated weekly usage per program  |          |   |   | A _____ B _____ C _____ D _____ E _____ |  |
| <b>Operational Maintenance Issues</b>  |          |   |   |   |  |
| Broken Heads and Nozzles   |          |   |   |   |  |
| Mis-aligned Heads/Overspray  |          |   |   |   |  |
| Broken Lateral Lines   |          |   |   |   |  |
| Valves   |          |   |   |   |  |
| Test all zones with your irrigator once all maintenance issues have been addressed.  |          |   |   |   |  |
| <b>Prioritize Landscape by Zones</b>   |          |   |   |   |  |

# Continuous Use



# Continuous Use = Checkup Not Approved



Attention:

The irrigation checkup submitted for the account below was not approved.

**Meter #:** [REDACTED]

**Name on Report:** [REDACTED]

**Svc Address:** [REDACTED]

To be considered compliant with the Annual Irrigation Checkup, irrigation systems must have all maintenance issues repaired. Option 2 of Acknowledgement 15 was selected, which states that all critical maintenance issues have been repaired. However, after reviewing the ConnectH2O data from the electronic meter, we have found indications that the system may have an on-going leak. The meter registers continuous flow at approximately **30 gallons per hour**.

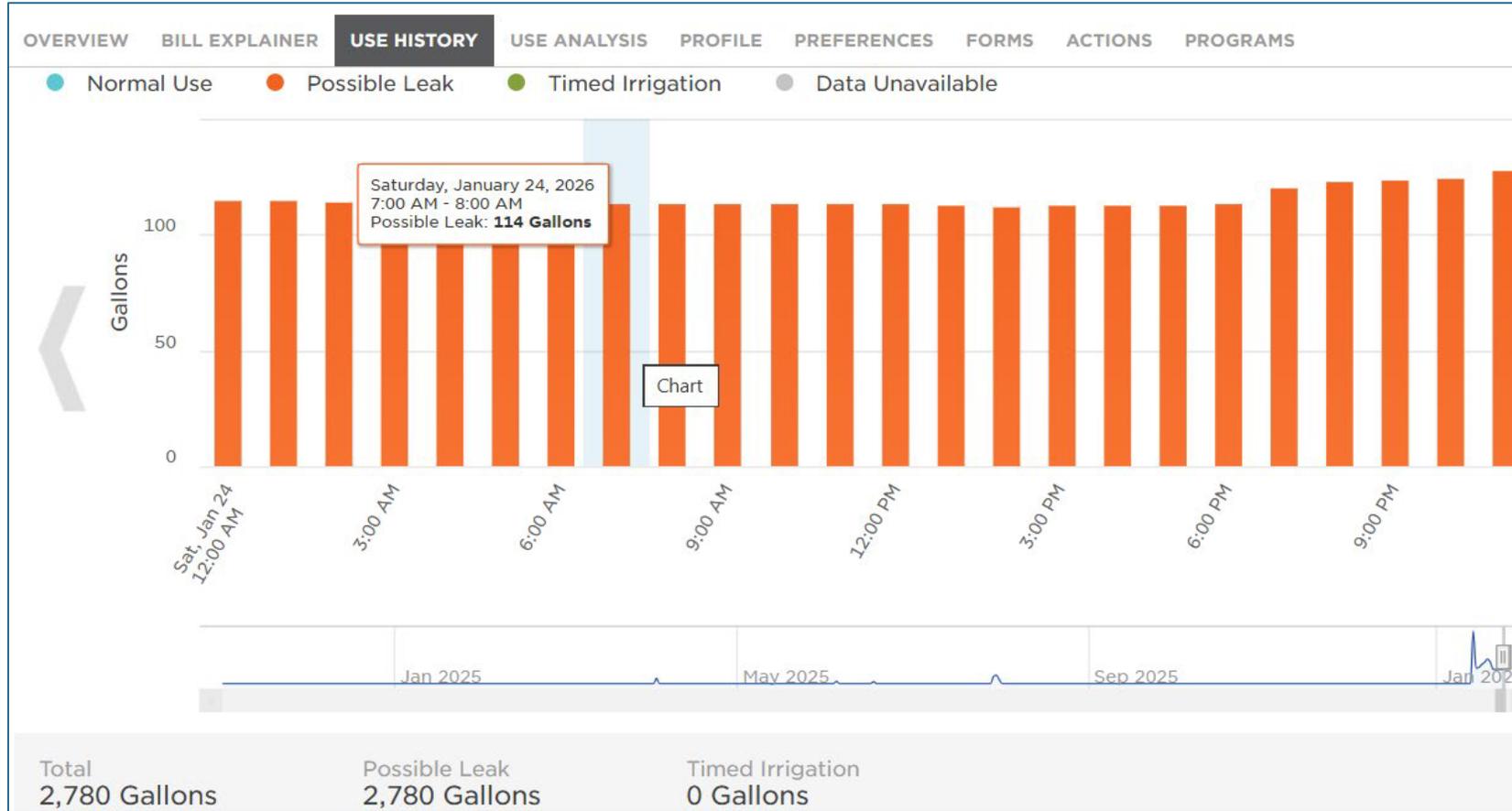
See the attached file for an image of the hourly usage data that indicates continuous flow.

This account cannot be considered as in compliance with the Annual Irrigation Checkup until the leak has been repaired. Notify SAWS conservation by emailing [irrigationcheckup@saws.org](mailto:irrigationcheckup@saws.org) once the irrigation leak has been found and repaired. When the leak repair has been verified this account will be considered in compliance with the Annual Irrigation Checkup requirements.

Once the program has been verified by SAWS staff to comply with the watering rules this account will be considered in compliance with the Annual Irrigation Checkup requirements.

**Failure to respond to this request by May 20<sup>th</sup> with confirmation that the leak has been repaired will result in non-approval for this checkup. Non-compliance charges will be assessed beginning on the June bill for this account and continue monthly until compliance is met.**

# Reduce the risk



# Key Data on ISA Form

- Meter Read
- Master Valve Functional?
- MV Closed?

| San Antonio Water System Irrigation System Analysis Form    |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
|---|----------------------|------------------------------|-------------------------------|-------------------|------------------------------|------------------------------|------------------------------|---|------------------------------|---|
| Inspection Date   |                      |                              |                               | Controller #/Name |                              |                              |                              | Controller Location                               |                              |   |
| Property Name / DBA   |                      |                              |                               | Rain Sensor       |                              |                              |                              | Y / N   |                              |   |
| Meter Number and Meter Read                                 |                      |                              |                               | Flow Sensor       |                              |                              |                              | Y / N   |                              |   |
| Assigned Watering Day - Sprays                              |                      |                              |                               | (check)           | Mon <input type="checkbox"/> | Tue <input type="checkbox"/> | Wed <input type="checkbox"/> | Thu <input type="checkbox"/>                      | Fri <input type="checkbox"/> |   |
| Watering Days / Drip Bubblers                               |                      |                              |                               | (check)           | Mon <input type="checkbox"/> | Tue <input type="checkbox"/> | Wed <input type="checkbox"/> | Thu <input type="checkbox"/>                      | Fri <input type="checkbox"/> | Sat <input type="checkbox"/> Sun <input type="checkbox"/> |
| Master Valve  |                      |                              |                               | Y / N             |                              | MV Closed                    |                              | Y / N   |                              |   |
| Zone #  | Peak Season Schedule |                              | Critical Maintenance Issues   |                   |                              |                              | Compliance Action            |   |                              |   |
|   | Zone Type            | Total Weekly Run Time        | Leak Main / Lateral / Valve   | Runoff            | Overspray                    | High Pressure                | Broken Head                  | Repairs Made / Zone Capped / Rebate Opportunities |                              |   |
| 1   |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| 2   |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| 3   |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| 4   |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| 5   |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| 6   |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| 7   |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| 8   |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| 9   |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| 10  |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| 11  |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| 12  |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| 13  |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| 14  |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| 15  |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| 16  |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| 17  |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| 18  |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| 19  |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| 20  |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| S - Spray R - Rotor MP - Multi-stream D - Drip B - Bubblers |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| Representative Zone   | GPM for Rep. Zone    | Weekly Minutes for Rep. Zone | Gals per Zone (GPM x Minutes) | Number of Zones   | Total Gals per Zone Type     | Notes                        |                              |   |                              |   |
| Spray   |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| Rotor   |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| Multi-Stream Rotor  |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| Drip  |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| Bubbler   |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| Peak Month Estimated Total Gallons Per Week                 |                      |                              |                               |                   |                              |                              |                              |   |                              |   |
| Peak Month Estimated Total Gallons (Weekly gallons x 4.3)   |                      |                              |                               |                   |                              |                              |                              |   |                              |   |



# Peak Month Estimated Total Gallons

100% Summer Schedule in compliance with the current drought stage rules

| Representative Zone                             | Zone # | GPM | Total Weekly Run Time | Total Gallons | # Zones | Total Weekly Gallons/Zone Type |
|---|--------|-----|-----------------------|---------------|---------|--------------------------------|
| Spray   | 1      | 20  | 30                    | 600           | 12      | 7,200                          |
| Rotor   | 4      | 30  | 45                    | 1,350         | 6       | 8,100                          |
| MP-Multi-Stream Rotor                           |        |     |                       |               |         |                                |
| Drip  | 3      | 8   | 60                    | 480           | 3       | 1,440                          |
| Bubbler   |        |     |                       |               |         |                                |
| <b>Peak Month Estimated Total Gallons/Week</b>  |        |     |                       |               |         | <b>16,740 gallons</b>          |
| <b>Peak Month Estimated Total Gallons/Month</b> |        |     |                       |               |         | <b>72,000 gallons</b>          |

# Stage 3 Drought Surcharge

**72,000 gals – 60,000 gals  
= 12,000 excess usage @ \$10.37  
per 1,000 gals**

**Monthly Surcharge = \$124.44**

| Customer Class               | Rate per 1000 gallons | Meter Size (inch) | Stage 3 Threshold (gal/month) | Stage 4 Threshold (gal/month) |
|------------------------------|-----------------------|-------------------|-------------------------------|-------------------------------|
| Residential                  | \$10.37               | All Sizes         | 20,000                        | 12,000                        |
| Billed Commercial Irrigation | \$10.37               | 5/8"              | 12,000                        | 7,200                         |
|                              |                       | 3/4"              | 18,000                        | 10,800                        |
|                              |                       | 1"                | 30,000                        | 18,000                        |
|                              |                       | 1.5"              | 60,000                        | 36,000                        |
|                              |                       | 2"                | 96,000                        | 57,600                        |
|                              |                       | 3"                | 210,000                       | 126,000                       |
|                              |                       | 4"                | 360,000                       | 216,000                       |
|                              |                       | 6"                | 810,000                       | 486,000                       |
|                              |                       | 8"                | 1,080,000                     | 648,000                       |
|                              |                       | 10"               | 1,440,000                     | 864,000                       |

## Stage 3 Drought Surcharge

**72,000 gals – 12,000 gals  
= 60,000 excess usage**

**Rate = \$10.37 per 1,000 gals**

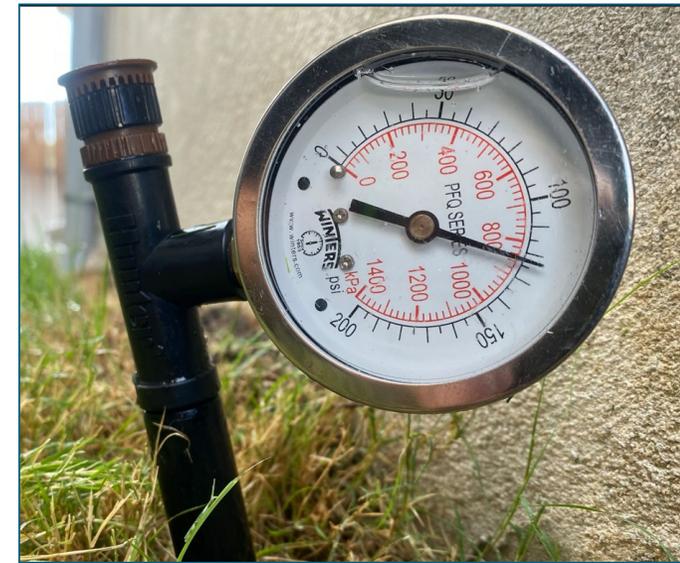
**Monthly Surcharge = \$622.20**

| Customer Class               | Rate per 1000 gallons | Meter Size (inch) | Stage 3 Threshold (gal/month) | Stage 4 Threshold (gal/month) |
|------------------------------|-----------------------|-------------------|-------------------------------|-------------------------------|
| Residential                  | \$10.37               | All Sizes         | 20,000                        | 12,000                        |
| Billed Commercial Irrigation | \$10.37               | 5/8"              | 12,000                        | 7,200                         |
|                              |                       | 3/4"              | 18,000                        | 10,800                        |
|                              |                       | 1"                | 30,000                        | 18,000                        |
|                              |                       | 1.5"              | 60,000                        | 36,000                        |
|                              |                       | 2"                | 96,000                        | 57,600                        |
|                              |                       | 3"                | 210,000                       | 126,000                       |
|                              |                       | 4"                | 360,000                       | 216,000                       |
|                              |                       | 6"                | 810,000                       | 486,000                       |
|                              |                       | 8"                | 1,080,000                     | 648,000                       |
| 10"                          | 1,440,000             | 864,000           |                               |                               |



# Annual Irrigation Checkup City Ordinance – January, 2006

- **Reasonable Regulation**
  - Prevent water waste
  - Improve landscape irrigation efficiency
  - Establish effective communication channels
- **Ensure system meets all requirements of the conservation ordinance**



# Annual Irrigation Check Up Ordinance

Ch. 34, Sec 273(3), Effective January 1, 2006:

*“An annual irrigation system analysis shall be required for **large use and large properties** and shall be submitted in writing to the SAWS Conservation Department **on or before May 1st of each year...**”*



January 29, 2026

Page 50

# Large Property

## Sec. 34-271 Definitions

***“Large property” means a tract of land or several tracts of land managed as a group...regardless of the number of meters or individual parcel sizes associated with the property that equals or exceeds five (5) acres in size and has an irrigation system covering all or a portion of the property.***



| Location               |  |                       |        |
|------------------------|--|-----------------------|--------|
| Address:               | 2800 US HIGHWAY 281 N<br>SAN ANTONIO, TX 78212 |                       |        |
| Neighborhood:          | NBHD code11186                                 |                       |        |
| Neighborhood CD:       | 11186  |                       |        |
| Owner                  |  |                       |        |
| Name:                  | SAN ANTONIO WATER SYSTEM                       |                       |        |
| Mailing Address:       | PO BOX 2449<br>SAN ANTONIO, TX 78298-2449      |                       |        |
| Values                 |  |                       |        |
| Taxing Jurisdiction    |  |                       |        |
| Improvement / Building |  |                       |        |
| Land                   |  |                       |        |
| #                      | Type   | Description           | Acres  |
| 1                      | CSS  | Commercial Store Site | 5.8450 |

# Large Use Property

## Sec. 34-271 Definitions

“...any property that uses **1 million gallons** of water or more for irrigation purposes in a single calendar year.”

# Failure to Comply by May 1<sup>st</sup>

- Annual enforcement fee in the amount of \$164 (effective Jan 1, 2026)
  - one time late fee assessed on June bill)
- Additional volumetric rate of \$0.8948 per 1,000 gallons (effective Jan 1, 2026)
  - assessed monthly until compliance is met)
    - Example: 100,000 gallons billed irrigation on June 2026 bill = \$89.48 additional non-compliance charge

# Critical Maintenance Issues

## Approved compliance actions

- Complete required repairs
  - Upgrade to smart irrigation components (rebate)
- Remove non-essential zones (rebate)
- Retire system (rebate)

# Pressure Regulation

## Required by Code

High pressure (ref. TCEQ Ch 344.62)

- 30 TAC §344.62(c): “Methods to achieve the water pressure requirements include, but are not limited to, flow control valves, a pressure regulator, or pressure compensating spray heads”



# Acknowledgements

## Reporting sites that have Critical Maintenance Issues “Pending”

“I acknowledge that I am a TCEQ LI and have completed an initial inspection of the irrigation system(s) supplied by this irrigation meter(s). The property has not approved the necessary compliance actions required for all Critical Maintenance Issues identified on the initial system evaluation and documented on the Irrigation System Analysis Form”

# Home Page

- For meters with 1-3 controllers, an Irrigation System Analysis (ISA) form is not required to be uploaded.
- For meters with 4 or more controllers, an Irrigation System Analysis (ISA) form will be required to be uploaded for each controller.

Meters for this Account, total count is: 1.

Click on Create Report next to the meter number to create and submit an Online Compliance Report.

Click on Continue Report next to the meter number to continue working an Online Compliance Report that is In Progress.

**Note:** If the Controller Count confirmed in the 2023 Compliance Report does not match what SAWS provides in the Meter List display below, please contact SAWS Conservation at 210-233-3443 or email at [irrigationcheckup@saws.org](mailto:irrigationcheckup@saws.org) to have the Controller Count updated before creating the Online Compliance Report.

| Action            | Meter Number | Controller Count | Meter Group | Meter Group Name | CheckUp Status | Submission Date | SAWS Account Name | SAWS Service Address             |
|-------------------|--------------|------------------|-------------|------------------|----------------|-----------------|-------------------|----------------------------------|
| 1 Continue Report | 18181818 ↑   | 6                | None        | None             | In Progress    | None            | Nathan Riggs      | 20981 Applewhite Rd SA, TX 78264 |

**NOTE: If the controller count confirmed during the 2025 checkup does not match what SAWS provides on the Home page, please contact SAWS Conservation at 210-233-3443 or [irrigationcheckup@saws.org](mailto:irrigationcheckup@saws.org) to have the controller count updated**

# “Does my property have to comply this year?”

## Required Annual Irrigation Checkups Can Contribute to Water Savings

In an effort to maximize year-round water conservation efforts, the San Antonio City Council passed a water conservation ordinance addressing a variety of water conservation opportunities.

One of the provisions included in the ordinance **requires** that properties 5 acres or larger and properties defined as Large Use (properties that used over 1 million gallons of water for irrigation in the prior calendar year) with in-ground irrigation systems submit an annual irrigation checkup to the San Antonio

**Is your property required to comply in 2025?**

You can reference the list of all **commercial irrigation meters required to comply in 2025.**

Annual backflow testing is a separate requirement from the Annual Irrigation Checkup. For information on backflow testing and compliance, please contact the SAWS backflow department:

[saws.org/backflow](https://saws.org/backflow)

[Link to PDF on webpage:](#)

SAWS Account Name  
 Irrigation Meter # and Meter Size  
 SAWS Service Address and Zip

| SAWS Account Name                    | IRR Meter # | Meter Size " | SAWS Service Address Street # | SAWS Service Address Street Name | SAWS SVC | Service Address Zip Code |
|--------------------------------------|-------------|--------------|-------------------------------|----------------------------------|----------|--------------------------|
| 1 RIVER WALK LLC                     | 211432498   | 3            | 00700                         | N ST MARY'S ST                   |          | 78205                    |
| 11000 JONES MALTSBEREGER LP          | 75509538    | 1.5          | 00823                         | ARION PKWY                       | SVC2     | 78216                    |
| 11500 HUEBNER RD LLC                 | 60893786    | 1.5          | 11500                         | HUEBNER RD                       | SVC2     | 78230                    |
| 11501 BRAESVIEW LLC                  | 24072903    | 4            | 11501                         | BRAESVIEW                        | SVC1     | 78213                    |
| 11501 BRAESVIEW LLC                  | 10018784    | 6            | 11501                         | BRAESVIEW                        | SVC2     | 78213                    |
| 11710 PARLIAMENT STREET HOLDINGS LLC | 10018483    | 2            | 11710                         | PARLIAMENT                       | SVC2     | 78213                    |
| 1200 EQUITY LLC                      | 11313383    | 2            | 01200                         | PATRICIA DR                      | SVC2     | 78213                    |
| 12727 SALADO SA LLC                  | 20142924    | 2            | 12727                         | VISTA DEL NORTE                  | SVC2     | 78216                    |
| 12910 CLUB HOUSE BLVD DELLC          | 75643104    | 2            | 12910                         | CLUB HOUSE BLVD                  | SVC2     | 78221                    |
| 13030 CAPE LP                        | 24020904    | 4            | 13030                         | BLANCO RD                        |          | 78216                    |
| 13031 PARK CROSSING LLC              | 10255708    | 2            | 13031                         | PARK CROSSING DR                 | SVC3     | 78217                    |
| 14838 VANCE JACKSON TX OWNER LP      | 81273824    | 2            | 14838                         | VANCE JACKSON                    | SVC2     | 78249                    |
| 15000 IH 10 LTD                      | 60970611    | 1.5          | 15805                         | IH 10 W                          | SVC2     | 78249                    |
| 151 TECHNOLOGIES EPA. LLC            | 10256223    | 2            | 01560                         | CABLE RANCH DR                   | SVC2     | 78245                    |
| 1550 SUMMIT LLC                      | 23082837    | 6            | 01550                         | THOUSAND OAKS DR                 |          | 78232                    |
| 1604 LOFTS LTD                       | 81034811    | 2            | 04611                         | E LOOP 1604 N                    | SVC2     | 78109                    |
| 1703 N LOOP 1604 W LLC-COSTA BELLA   | 20990367    | 1.5          | 01703                         | N LOOP 1604 W                    | SVC2     | 78258                    |
| 180 MF CAP SAHARA SAN ANTONIO LLC    | 60970910    | 1.5          | 10362                         | SAHARA                           | SVC3     | 78216                    |
| 191 BAVARIAN FOREST                  | 83794114    | 1            | 13122                         | MOSELLE FOREST                   | SVC1     | 78023                    |
| 20005 LIEDECKE RD LLC                | 64228597    | 1.5          | 20005                         | LIEDECKE                         | SVC3     | 78112                    |
| 2450 ROOSEVELT LTD                   | 80997258    | 0.625        | 02450                         | ROOSEVELT AVE                    | SVC3     | 78210                    |
| 250 BABCOCK LLC                      | 75508205    | 2            | 06623                         | BABCOCK RD                       | SVC2     | 78249                    |
| 250 W. NOTTINGHAM LLC                | 10021772    | 2            | 00250                         | W NOTTINGHAM DR                  | SVC2     | 78209                    |
| 280 SA EAGLE RIDGE LTD               | 09067314    | 2            | 03703                         | WURZBACH RD                      | SVC2     | 78238                    |
| 281 CANYON PARTNERS MTN LDGE HOA     | 82162627    | 0.625        | 24315                         | ALPINE LODGE                     | SVC1     | 78258                    |
| 281 CANYON PARTNERS MTN LDGE HOA     | 82162699    | 0.625        | 24414                         | MIDDLE FORK                      | SVC1     | 78258                    |
| 281 CANYON PARTNERS MTN LDGE HOA     | 20990140    | 1.5          | 24101                         | FAIRWAY BRIDGE                   | SVC1     | 78258                    |
| 281 CANYON PARTNERS MTN LDGE HOA     | 39561722    | 0.625        | 23703                         | FAIRWAY BRIDGE                   |          | 78258                    |
| 281 CANYON PARTNERS MTN LDGE HOA     | 16672769    | 0.625        | 23801                         | FAIRWAY BRIDGE                   | SVC1     | 78258                    |
| 281 CANYON PARTNERS MTN LDGE HOA     | 75492209    | 1.5          | 02495                         | MOUNTAIN LODGE                   | SVC1     | 78258                    |
| 281 CANYON PARTNERS MTN LDGE HOA     | 75085664    | 0.625        | 23551                         | FAIRWAY BRIDGE                   | SVC1     | 78258                    |
| 281 CANYON PARTNERS MTN LDGE HOA     | 49066816    | 0.75         | 24106                         | FAIRWAY BRIDGE                   | SVC1     | 78258                    |
| 281 CANYON PARTNERS MTN LDGE HOA     | 82088256    | 0.625        | 23602                         | MISTY PEAK                       | SVC2     | 78258                    |
| 281 CANYON PARTNERS MTN LDGE HOA     | 35701059    | 0.625        | 01386                         | DESERT LINKS                     |          | 78258                    |
| 281 CANYON PARTNERS MTN LDGE HOA     | 16672839    | 0.625        | 23450                         | BEAVER CRK                       | SVC1     | 78258                    |
| 281 CANYON PARTNERS MTN LDGE HOA     | 15125886    | 0.625        | 01202                         | GOLF CANYON                      | SVC1     | 78258                    |
| 281 CANYON PARTNERS MTN LDGE HOA     | 39561716    | 0.625        | 23839                         | FAIRWAY CANYON                   | SVC1     | 78258                    |
| 281 CANYON PARTNERS MTN LDGE HOA     | 16672885    | 0.625        | 23517                         | BEAVER CRK                       | SVC1     | 78258                    |
| 281 CANYON PARTNERS MTN LDGE HOA     | 12522330    | 0.625        | 23809                         | FAIRWAY CANYON                   | SVC1     | 78258                    |
| 281 E CANYON PARTNERS                | 81889306    | 0.75         | 24309                         | MIDNIGHT PEAK                    |          | 78258                    |
| 2914 OLMOS CREEK LLC, DBA LYRA       | 86641128    | 1.5          | 02914                         | OLMOS CREEK DR                   | SVC3     | 78230                    |
| 2914 OLMOS CREEK LLC, DBA LYRA       | 86641088    | 1.5          | 02914                         | OLMOS CREEK DR                   | SVC4     | 78230                    |
| 2914 OLMOS CREEK LLC, DBA LYRA       | 05218831    | 1.5          | 02914                         | OLMOS CREEK DR                   | SVC2     | 78230                    |
| 295C RENATA PROPERTY OWNERLLC        | 23114093    | 6            | 09939                         | FREDERICKSBURG RD                |          | 78240                    |
| 300 MAIN AVE LLC                     | 70839000    | 1            | 00300                         | N MAIN AVE                       | SVC2     | 78205                    |
| 340 TREELINE PARK LLC                | 17345178    | 2            | 00340                         | TREELINE PARK                    | SVC2     | 78209                    |

# Master valves

## Functional? Normally Closed?

Property Information — Responsible Party — Irrigation Company — **Irrigation System Information** — Compliance Actions — Acknowledgements — Submit Report

Step 1 Step 2 Step 3 Step 4 Step 5 Step 6 Step 7

Enter Irrigation System Summary below. All fields are marked with a red \* and are required for final submission.

**Note:** The number of controllers is important. You will be required to upload at least one Irrigation System Analysis (ISA) form for each controller.

**Note:** The watering schedule provided on the Irrigation System Analysis Form must comply with the SAWS drought stage watering rules in effect at the time of submission.

The watering schedule should represent the 100% peak/maximum run times for the hottest driest conditions, not the current conditions.

| SAWS Meter Number | Watering Day | * Total Number of Controllers | * Flow Sensor Installed? (Y/N) | * Master Valve Installed? (Y/N) | * Master Valve Functional? (Y/N) | * Master Valve Normally Closed? (Y/N) | * Date of Analysis |
|-------------------|--------------|-------------------------------|--------------------------------|---------------------------------|----------------------------------|---------------------------------------|--------------------|
| 7777777           | Monday       | 5                             | ?                              | ?                               | ?                                | ?                                     | mm-dd-yyyy         |

# Online report updates

## 4+ Controllers Now Required to Provide Zone Type Data

- Step 4 : System Data for all zone types

Property Information    Responsible Party    Irrigation Company    **Irrigation System Information**

Step 1    Step 2    Step 3    Step 4

Enter Irrigation System Summary below. All fields are marked with a red \* and are required.

**Note:** The number of controllers is important. You will be required to upload at least one controller.

**Note:** The watering schedule provided on the Irrigation System Analysis Form must be in effect at the time of submission.

The watering schedule should represent the 100% peak/maximum run times for the household.

| SAWS Meter Number | Watering Day | * Total Number of Controllers | * Total Number of Zones | * Estimated Peak Monthly Gallons |
|-------------------|--------------|-------------------------------|-------------------------|----------------------------------|
| 80993885          | Wednesday    | 12                            | ?                       | ?                                |

| SAWS Meter Number | Watering Day | * Total Number of Controllers |
|-------------------|--------------|-------------------------------|
| 77777777          | Monday       | 5                             |

| Total Number of Spray Zones | Spray Rep Zone GPM | Spray Rep Zone Weekly Runtime |
|-----------------------------|--------------------|-------------------------------|
| ?                           | ?                  | ?                             |

| Total Number of Rotor Zones | Rotor Rep Zone GPM | Rotor Rep Zone Weekly Runtime |
|-----------------------------|--------------------|-------------------------------|
| ?                           | ?                  | ?                             |

# Online Compliance Report

Access online form on SAWS webpage:

[www.saws.org/irrigationcheckup](http://www.saws.org/irrigationcheckup)

## Login Requirements:

- SAWS Irrigation Meter #
- Checkup key (service address zip code)
- Initials



# Assigned Watering Day

Property Information Responsible Party Irrigation Company Irrigation System Information Upload ISA Forms Acknowledgements Submit Report  
 Step 1 Step 2 Step 3 Step 4 Step 5 Step 6 Step 7

The compliance report can now be saved partially completed and be accessed at a later time to complete and submit. To navigate between steps click the blue buttons Back and Save & Proceed at the bottom of each page.

Please confirm the Assigned Watering Day below is correct. In drought restrictions, landscape watering with an irrigation system is allowed once a week on your designated watering day, as determined by your address. Areas without a street address, such as medians and neighborhood entryways, water on Wednesday.

| SAWS Meter Number | Name on SAWS Account | Assigned Watering Day | Service Address on Account         |
|-------------------|----------------------|-----------------------|------------------------------------|
| 18181818          | Nathan Riggs         | Monday                | 20981 Appleshwhite Rd SA, TX 78264 |

Business Name / DBA (commercial locations only)

Looped Meter Information:

Check this box if you have multiple meters that both feed the same irrigation system (i.e. looped meters).

**Note:** An online compliance report must be submitted for each meter on the looped system. PLEASE PROVIDE CONTROLLER, ZONE COUNT AND PEAK ESTIMATED GALLONS FOR THE SYSTEM ON EACH REPORT.

If Checked, list additional Meter Numbers separated by commas here:

The SAWS Annual Online Compliance Report does not apply to my property for:

The property has never had in-ground irrigation.  
 The property has a permanently disabled in-ground irrigation system.

Property Information Responsible Party Irrigation Company Irrigation System Information Upload ISA Forms Acknowledgements Submit Report  
 Step 1 Step 2 Step 3 Step 4 Step 5 Step 6 Step 7

Enter Irrigation System Summary below. All fields are marked with a red \* and are required for final submission.

**Note:** The number of controllers is important. You will be required to upload at least one Irrigation System Analysis (ISA) form for each controller.

| SAWS Meter Number | Watering Day | * Total Number of Controllers | * Total Number of Zones | * Estimated Peak Monthly Gallons | * Date of Analysis |
|-------------------|--------------|-------------------------------|-------------------------|----------------------------------|--------------------|
| 18181818          | Monday       | 6                             | 0                       | 0                                | mm-dd-yyyy         |

Return Home Save & Proceed to Step 5a

|                         |           |
|-------------------------|-----------|
| 0 or 1                  | Monday    |
| 2 or 3                  | Tuesday   |
| 4 or 5                  | Wednesday |
| 6 or 7                  | Thursday  |
| 8 or 9                  | Friday    |
| No watering on weekends |           |

**Areas without a street address, such as medians and neighborhood entryways, water on Wednesday.**

# Login Page

SAWS Account Name: SAN ANTONIO WATER SYSTEM  
SAWS Service Address: 02800 US HWY 281 N  
SAWS Irrigation Account #: XXXXXXXXXX  
SAWS Irrigation Meter #: 11625607  
Checkup Key: 78212

- Enter
  - Meter #
  - Checkup Key
  - Initials
- Click on **Login**

 **SAWS Irrigation Checkup Portal**

Enter the SAWS Meter Number\*, Checkup Key and your initials  
in order to submit and view reports.

\* If your meter number has less than eight (8) digits,  
please add zeroes at the beginning of the number.

# Acknowledgements

Property Information Responsible Party Irrigation Company Irrigation System Information Upload ISA Forms Acknowledgements Submit Report

I acknowledge that all SAWS Irrigation System Analysis Forms completed for this property meet all requirements of the city ordinance and include all required information listed on the SAWS website:

- Compliance with current watering rules, including assigned watering day and time
- Functioning rain sensor for each of the irrigation system controllers
- Presence of an approved backflow assembly for all irrigation systems

I acknowledge any falsifications submitted on the SAWS Online Compliance Report by a currently licensed TCEQ Landscape Irrigator (LI) may be reported to TCEQ.

I acknowledge that the falsification or use of a currently licensed TCEQ Landscape Irrigator License # by anyone other than the licensee may be reported to TCEQ.

I acknowledge that the SAWS Online Compliance Report has been completed for all automatic controllers that operate irrigation zones for the property.

I acknowledge that all SAWS Irrigation System Analysis Forms completed for this property meet all requirements of the city ordinance and include all required information listed on the SAWS website:

- Compliance with current watering rules, including assigned watering day and time
- Functioning rain sensor for each of the irrigation system controllers
- Presence of an approved backflow assembly for all irrigation systems

I acknowledge that all critical maintenance issues identified on the Irrigation System Analysis Form have been addressed by one of these compliance actions: Repairs Made, Individual Zone(s) Permanently Disabled, Entire System Permanently Disabled.

# Acknowledgements

I acknowledge that all critical maintenance issues identified on the Irrigation System Analysis Form have been addressed by one of these compliance actions:

Repairs Made, Individual Zone(s) Permanently Disabled, Entire System Permanently Disabled.

Critical Maintenance Issue that must be addressed include:

- Main line and lateral line leaks
- Stuck valves and valve leaks
- Broken heads
- Overspray, misaligned heads
- Excessive runoff
- Non-Functional Rain Sensor
- High pressure (ref. TCEQ Ch 344.62)

30 TAC §344.62(c): “Methods to achieve the water pressure requirements include, but are not limited to, flow control valves, a pressure regulator, or pressure compensating spray heads”

# Courtesy Notifications

Email Blast sent early  
February

Sent to every unique  
Responsible Party and LI  
email provided on prior  
year compliance reports

Attention SAWS Customers and Stakeholders:

The 2025 SAWS Annual Irrigation Checkup portal is now available online for compliance report submissions.

1. Notification letters have mailed to the current billing address for all SAWS irrigation customers required to comply with the SAWS Annual Irrigation Checkup in 2025.
2. The annual irrigation checkup deadline is May 1<sup>st</sup>, 2025. Online checkup reports must be submitted and approved by SAWS staff by May 1<sup>st</sup> to avoid non-compliance charges.
3. There are minor changes to the online reporting process. A PDF guide is available on the SAWS Annual Irrigation Checkup webpage: [www.saws.org/irrigationcheckup](http://www.saws.org/irrigationcheckup)
4. SAWS staff will be evaluating the peak month estimated gallons calculated during the checkup in comparison to actual 2024 billed usage. Compliance reports that provide a peak month estimate that is significantly less than the actual 2024 monthly consumption will be required to provide more information/clarification to be approved for compliance.
5. To request a complete list of all commercial irrigation meters required to comply in 2025, please go to [www.saws.org/openrecords](http://www.saws.org/openrecords) to submit a request.

Additional Questions? Please email [irrigationcheckup@saws.org](mailto:irrigationcheckup@saws.org) and request a training webinar. Our staff will review in detail the irrigation checkup requirement and how to submit an online report.

Please note: if you have received this email, your contact information is affiliated with a SAWS irrigation account that is required to comply by May 1<sup>st</sup>, 2025.

Regards,

Chad Cosper  
SAWS Conservation  
210-233-3443

# Courtesy Notifications

## Mailed to Billing Address on the Irrigation Account

- **February** – Courtesy notification letters mailed
- **March** – Reminder notification letters mailed
- **May 1st** – Deadline to submit online compliance report
- **June** – Non-compliance notices begin
  - Continue bi-monthly until compliant (into the new year until May 1, 2025)

# Compliance reports are public record

Uphold the TCEQ Landscape Irrigator license

Compliance can be revoked

Disconnect Service for repeated violations and non-compliance

Property Information Step 1   Responsible Party Step 2   Irrigation Company Step 3   Irrigation System Information Step 4   Upload ISA Forms Step 5   **Acknowledgements Step 6**   Submit Report Step 7

\* Acknowledgements  
All acknowledgements below are required, and must be checked to be able to submit the final Online Compliance Report.

Select All

I acknowledge that sites defined as Large Use (using over 1 million gallons of water for irrigation in the previous calendar year) have had a currently licensed TCEQ Landscape Irrigator (LI) complete the annual Compliance Report, including all Irrigation System Analysis Forms.

I acknowledge that all information provided on the SAWS Online Compliance Report is true to the best of my knowledge, and any falsifications will result in SAWS rejection of the Report and the property will be considered non-compliant with this city ordinance requirement.

I acknowledge any falsifications submitted on the SAWS Online Compliance Report by a currently licensed TCEQ Landscape Irrigator (LI) may be reported to TCEQ.

I acknowledge that the falsification or use of a currently licensed TCEQ Landscape Irrigator License # by anyone other than the licensee may be reported to TCEQ.

I acknowledge that the SAWS Online Compliance Report has been completed for all automatic controllers that operate irrigation zones for the property.

I acknowledge that all SAWS Irrigation System Analysis Forms completed for this property meet all requirements of the city ordinance and include all required information listed on the SAWS website:

- Compliance with current watering rules, including assigned watering day and time
- Functioning rain sensor for each of the irrigation system controllers
- Presence of an approved backflow assembly for all irrigation systems

I acknowledge that all critical maintenance issues identified on the Irrigation System Analysis Form have been addressed by one of these compliance actions:  
Repairs Made, Individual Zone(s) Permanently Disabled, Entire System Permanently Disabled.

# Questions and Meter Demo