

SPOKANESCAPE RESIDENTIAL ELIGIBILITY, TERMS & CONDITIONS

Applicant Eligibility:

1. Rebates are for City of Spokane RESIDENTIAL water customers that are in good standing with the Agency.
2. Renters must obtain a permission form signed by the property owner in order to receive the rebate.
3. Rebates are offered on a first come first serve basis and are subject to available funds. Future funding will be dependent upon approval of annual budget.
4. The property can only receive one "SpokaneScape" Rebate per year.

Terms & Conditions:

1. **Qualifying Areas:** The property must have turf visible from a public street/area. If you have already completed a SpokaneScape or xeric style project in the front yard, backyards can be eligible.
2. **Areas to Convert:** Do not start killing or removing lawn prior to receiving approval. Staff can verify the presence of lawn through Google Maps, the City's GIS system or an on-site visit.
3. **HOA/CC&R:** Prior to submitting a rebate application, applicants must have obtained any necessary approvals for their lawn replacement project from their HOA/CC&R board.
4. **Incentive Amounts:** \$0.50 per square foot, Maximum Rebate: \$500. Must remove a minimum of 300 square feet with exceptions for right of way parking strips.
5. **Site Description:** Applicants are required to submit a simple landscape plan which shows the area to be transformed with plant placement and a plant list.
6. **Mandatory Inspections** are necessary to verify site descriptions from the application and adequate completion of the project. Once authorized to begin your SpokaneScape, you have **2 years** to complete your project. Starting without COS approval will make the conversion ineligible for a rebate under this program.
7. **Final Inspection:** As soon as all work is complete, you must contact the Water Conservation Team by email or phone. COS will schedule your mandatory final inspection. Upon verification of program requirements, the inspector will approve your project and a rebate will be issued within 4 to 6 weeks in the form of a credit on your utility bill.
8. **Site Details:** COS staff must be allowed to take photos of landscapes prior to, during, and after being renovated through this Lawn Replacement Program and to use those photos for reproduction or promotional purposes including water consumption history.
9. **Maintenance:** Rebate project must be maintained as a climate appropriate landscape for a minimum of 3 years from the date of the final inspection. If the landscape is not maintained, the City of Spokane reserves the right to order repayment of rebate.
10. **Tax Information:** Applicants receiving \$600 or more in rebates from the City in a calendar year must submit a [W-9](#) form before City issues rebate. The City will send 1099 forms to applicants after December 31 each year. All personal information provided within the W-9 is kept confidential in accordance with the Privacy Act. The determination of whether your rebate is taxable or not may depend on several variables. We recommend contacting your tax professional.

LANDSCAPING REQUIREMENTS FOR CONVERTED AREA:

1. **Plants:** 100% of the plant material must be drought tolerant or considered low water use plants. See SpokaneScape Guidebook for rebate approved plants or go to SpokaneScape.org. Exception: This coverage may include production gardens, but only up to half of your required plant coverage.



2. **Plant Coverage:** At completion, converted areas must contain at least 50% living plant cover at maturity.
3. The converted area may not include any live lawn or invasive plant species as identified by the Spokane County Noxious Weed Control Board.
4. **Efficient Irrigation Components:** If a watering system is used, all sprinkler heads in the project area must be removed, capped, or replaced

with low volume irrigation (drip, micro-spray, bubblers, or rotatry nozzles) and must be equipped with a pressure regulator, filter and emitters if applicable.

5. **Prevent Overspray:** If only part of a lawn is converted, the sprinkler system must be properly modified to provide adequate coverage to the remaining lawn without spraying the converted area. Low volume and high volume irrigation must be on separate valves.



6. **Permeable Surfaces & Treatments:** Converted areas must be permeable to air and water. Eligible surfaces can include ungrouted flagstone or permeable pavers. Concrete, plastic sheeting or other impermeable surfaces do not qualify for incentives under the program.

7. **Mulch:** Exposed soil must be

completely covered by a minimum of 4" of mulch. Common mulching materials include wood chips, compost, decomposed granite, river rock, and bark. If a weed barrier is used it must be permeable to air and water.

- Living groundcovers qualify as mulch provided the plants are installed at a density to assure 100 percent plant cover at maturity.
 - **Gravel is not permitted in the planted area. Gravel can only be used in a patio or walking area.**
 - **Artificial turf is not eligible for rebate.**
8. Each site will be considered on a case by case basis for approval of unique circumstances.

