

Eligibility, Terms & Conditions

Applicant Eligibility:

1. Rebates are for City of Spokane COMMERCIAL or MULTI-FAMILY water customers that are in good standing with the Agency.
2. Residential, governmental, stormwater swales and stormwater facilities do not qualify. Stormwater facilities may be approved if they meet the Department of Ecology's [Eastern Washington Low Impact Design guidance](#).
3. The property must have turf and/or outdated landscape beds with inefficient spray heads that are visible from a public street/area.
4. 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. Please call to verify fund availability prior to starting your application.
5. The property can only receive one "SpokaneScape" Rebate.

Terms & Conditions:

1. **Qualifying Properties:** Commercial and multi-family properties must have turf and/or outdated landscape beds with inefficient spray heads that are visible from a public street/area.
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. **Incentive Amounts:** \$0.50 per square foot, Maximum Rebate: \$2,500. Must remove a minimum of 1,000 square feet.
4. **Site Description:** Applicants are required to submit a Landscape Design and Irrigation Plan designed by a [SpokaneScape Certified Professional](#).
5. Landscaping projects greater than 7,000 square feet must meet requirements in Spokane Municipal Code [Section 17C.200.020](#).
6. **Mandatory evaluation of existing water system.** New irrigation can NEVER be installed on a deduct meter- the deduct meter must be removed and a new irrigation meter must be installed in front of the main water meter.
7. **Mandatory Pre and Final Inspections.** Pre and final inspections are necessary to verify site descriptions submitted with the application form and to verify adequate completion of the project.
8. Once you have been authorized to begin your SpokaneScape project, funds will be reserved and you have 90 days to complete your project. Starting without COS approval could make the conversion ineligible for a rebate under this program.
9. **Final Inspection:** As soon as all work is complete, you must contact the Water Conservation Team by email or phone to indicate that the work has been completed. COS will schedule your mandatory final inspection. Upon verification of program requirements, the inspector will issue a rebate approval certificate and a rebate will be issued within 4 to 6 weeks in the form of a credit on your utility bill.
10. **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.
11. **Important Timelines and Deadlines:** The conversion must be complete by **October 15th** and the contact person for the project at the COS must be notified. COS will inspect completed projects for compliance.
12. **Maintenance:** Rebate project must be maintained by a SpokaneScape certified professional for a minimum of 10 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.

Landscaping Requirements for Converted Area:

1. **Plants:** 100% of the plant material must be drought tolerant or considered low water use plants. This can include garden beds or a combination of both. See SpokaneScape Guidebook for rebate approved plants or go to [waterstewardship.org](#).
2. **Plant Coverage:** At completion, converted areas must contain enough plants to create 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:** All sprinkler heads in the project area must be removed, capped, or replaced with low volume irrigation (drip, micro-spray, bubblers, or low precipitation rotating 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. Permeable surfaces can include ungrouted flagstone or pavers manufactured to be permeable. Concrete, plastic sheeting or other impermeable surfaces do not qualify for incentives under the program.
7. **Mulch:** Exposed soil shall be completely covered by a minimum 3" layer of mulch. If a weed barrier is used beneath the mulch, it must be manufactured to be permeable to air and water.
 - Gravel is not permitted in the planted area. Gravel can only be used in a patio or walking area.
 - Living groundcovers qualify as mulch provided the plants are installed at a density to assure 100 percent plant cover at maturity.
 - Artificial turf is not eligible for rebate.