



Lawn Replacement Rebate Program

RESIDENTIAL SPOKANESCAPE APPLICATION



Design Application Steps:

- Read through program terms and conditions and initial where appropriate. (pages 1 & 2)
- Completely fill out site information.
- Submit a scale drawing of your Landscape Plan (pg. 3), Plant List Form (pg.4) and photos.
- Renters: Have property owner approval.
- After receipt and review of the application, you'll be contacted to schedule a required pre-inspection. (Application isn't approved until the pre-inspection occurs.)

CITY OF SPOKANE ACCOUNT INFO (Property must have a water account with the City of Spokane to qualify)

City of Spokane Account Number Where Lawn Will Be Removed: _____

Address (Must Match Account No.) _____

Name on Account: _____

Phone: _____ Email: _____

SITE INFORMATION

Project area in square feet: _____

Plant Area Coverage Requirement (50% of project area) : _____

Mulch Type: _____

Required Mulch: (use mulch calculator on page 5) _____

Irrigation Method: _____

Pre-Inspection Scheduling Preference (morning, afternoon, day of week):

Upon receipt of this application, the Water Wise Spokane Team will send an email to schedule a pre-inspection. This application won't be approved until a pre-inspection occurs. Pre-inspection is waived only if you have had a Designer at Your Door consultation.

DESIGN REVIEW & PRE-INSPECTION

The following are requirements that must be indicated on your application in order to be approved for the program. Please initial each to indicate that your plan meets our design requirements.

_____ My proposed project area is visible from a public area.

_____ I've attached a scaled sketch of my Landscape Plan.

_____ I've attached the Plant List and Area Calculations Form and my project area meets the minimum requirement of 50% plant coverage.

_____ 100% of the plant material is drought tolerant or considered low water use plants. (Use the SpokaneScape Guidebook for acceptable plants)

_____ I've attached/mailed 2 photos of the existing landscape in the proposed project area.

_____ The converted area will use low volume irrigation (drip, bubblers, rotary nozzles, or hand-watering).

_____ Any hardscape in the converted area is permeable.

SIGNATURE (By signing my name below I hereby agree to all terms and conditions set forth herein.)

Applicant / Owner Signature _____ Date _____

By participating in the program and accepting the rebates provided, you agree to maintain the converted area as lawn free and reduce your water use. You also thereby release the City of Spokane from any and all claims and causes of action that may arise out of removal of lawn from your property and/or the purchase, installation, and/or use of water efficient devices in connection with this Lawn Replacement Program. If not maintained correctly, installation of drought tolerant plants may not result in reduced water use.

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.



LANDSCAPE PLAN

Landscape Plan Checklist:

- ☐ All plants are labeled
- ☐ Irrigation type is indicated
- ☐ Type of mulch is indicated
- ☐ Make a copy of your design plan to keep

***DO NOT INCLUDE MULCH AREAS OR EXISTING PLANTS IN THE CALCULATOR**

C. Total Plant Area: **sf**

*MAKE SURE C IS EQUAL TO OR GREATER THAN B



MULCH AREA CALCULATOR

COMPLETE THE FOLLOWING USING THE MULCH IN CUBIC YARDS CHART BELOW.

Exposed soil must be completely covered by a 3" minimum layer of mulch.

Required Mulch in Cubic Yards

Mulch Type	Mulch Depth	Conversion Area (sf) (round up to the nearest 50 sf)														
		300	350	400	450	500	550	600	650	700	750	800	850	900	950	1000
Bark, Compost, Wood Chips, Rock (1.5" or less) Pine Needles	4" (minimum)	3.75	4.25	5	5.5	6.25	6.75	7.5	8	8.75	9.25	10	10.5	11	11.75	12.25
	5" (better)	4.75	5.50	6.25	7	7.75	8.5	9.25	10	10.75	11.5	12.25	13	14	14.75	15.5
	6" (best)	5.5	6.5	7.5	8.25	9.25	10.25	11	12	13	14	14.75	15.75	16.75	17.5	18.5
Rock 2-3"	5 (minimum)	4.5	5.5	6	7	7.75	8.5	9.25	10	10.75	11.5	12.25	13	14.75	14.5	15.5

Resources available at SpokaneScape.org

- ◆ Guidebook & Plant List
- ◆ SpokaneScape Virtual Tour
- ◆ Certified Professionals List
- ◆ Landscape Plan Templates



Mail or Deliver Form To:
Spokane Water Department
attn: Water Wise
914 E North Foothills
Spokane, WA 99207

Resources & Questions:
[WaterWiseSpokane.org](https://www.waterwisespokane.org)
Call: (509) 625-7800
Email: waterwise@spokanecity.org

For Office Use Only
Received Date:
Inspection Date: