

Eligibility, Terms & Conditions

Applicant Eligibility:

1. Rebates are for City of Spokane RESIDENTIAL water customers that are in good standing with the Agency.
2. The property must have turf visible from a public street/area.
3. Renters must obtain a permission form signed by the property owner in order to receive the rebate.
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.
5. 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.
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.
5. **Site Description:** Applicants are required to submit a simple landscape plan which shows the area to be transformed.

6. **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. 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 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 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.
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. **Important Timelines and Deadlines:** The conversion must be complete by **October 31st** and the contact person for the project at the COS must be notified. COS will inspect completed projects for compliance.
10. **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.

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 SpokaneScape.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:** 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 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 must be completely covered by a 3" minimum layer of mulch. Common mulching materials include wood chips, compost, decomposed granite, river rock, and bark. If a weed barrier is used beneath the mulch, it must be manufactured to 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.

