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PCWA Lawn Replacement Rebate Program Terms and Conditions

The Lawn Replacement Rebate Program provides rebates to Placer County Water Agency (PCWA) customers to convert water-thirsty lawns to water-efficient landscapes. Funding is limited and applications will be accepted on a first-come, first served basis and if awarded, will be rebated as a bill credit. Participants are eligible for one lawn replacement rebate or when the total dollar amount is met per meter. PCWA **reserves the right to modify or terminate this program at any time, for any reason**. Please read carefully prior to submission of your application.

I. Eligibility

- a. Program is NOT retroactive. Projects underway or completed prior to the pre-conversion site visit are not eligible.
- b. The Lawn Replacement Rebate Program is available to residential and non-residential customers (commercial, institutional, and industrial), who receive water through a metered treated water service in the PCWA service area, for the purpose of measuring water savings. The applicant's water account must be in good standing.
- c. Lawn areas to be converted must be currently maintained and irrigated by an operating sprinkler system. Dead lawns, due to drought-related watering reductions, may be eligible and will be assessed on an individual basis. Evidence of previous lawn such as existing turf, borders, remnants of turf, or existing operational turf irrigation systems must be present; dirt or weed-filled areas are not eligible.

II. Terms and Conditions

- a. The rebate amount per residential meter is \$3.00 per square foot of converted lawn up to a maximum rebate of \$3,000 (up to 1,000 sq ft of lawn converted). The rebate amount per commercial, institutional, and industrial (CII) meter is \$3.00 per square foot of converted lawn up to a maximum rebate of \$15,000 (up to 5,000 sq ft of lawn removed). A minimum of 300 square feet of lawn must be converted. Smaller projects will be considered if 100% of the lawn at the property is being removed.
- b. Conversions that are initiated prior to PCWA's approval are ineligible.
- c. Applicant must submit (5) pre-conversion site photographs, prior to the removal of any lawn. Applicant can begin lawn conversion once square footage is verified by PCWA and customer receives approval from PCWA.
- d. Submission of altered, edited, filtered, enhanced, or embellished photographs will result in application being disqualified. Please see application for requirements of photographs (see section VI. item a).

- e. Conversions must be completed by October 31, 2025. To ensure water savings are achieved, the converted area must remain in compliance with the program terms and conditions for a period of five (5) years following receipt of the rebate. An applicant may be charged part or the entire rebate amount at PCWA's discretion if the terms or conditions have been violated.
- f. Labor is not included in the rebate.
- g. Rebates are bill credits only.

III. Landscaping Requirements for Converted Areas

- a. **Fifty Percent (50%) Plant Cover:** The converted area must include a sufficient number of plants to ensure at least 50% of the area is covered when the plants are fully grown. Potted plants cannot be counted towards the 50% plant coverage. Existing tree canopy will not be used to determine the 50% coverage requirement. To determine mature plant size, consult the Sunset Western Garden Book and the PCWA Approved Plant List. Plants outside the converted area are not considered in the calculation even if they are adjacent to or overhanging into the converted area.
- b. **Plants:** Plants must be very low to moderate water-use and adaptable to our local climate. Food producing shrubs, vines and perennial plants may be included in the rebated portion of the converted landscape. For a list containing some of the most common very low to moderate water use plants for this region please refer to the (insert direct link to plant list here when available) .For a copy of the list, visit <https://docs.pcwa.net/water-smart-plant-list-sac-region>. A printed list is available for those without computers. Plants not included on the Water Smart Plant List for the Sacramento Region will be reviewed on a case-by- case basis. Invasive plants cannot be planted; refer to <http://www.cal-ipc.org/> or <http://www.plantright.org> for information and lists of invasive plants.
- c. **Hardscape:** Impermeable surfaces, such as concrete, that do not allow water to penetrate into the ground, are not allowed as part of the conversion area. Permeable hardscape is allowed; however, the 50% plant coverage rule still applies to the entire area.
- d. **Mulch:** All planting areas must have a minimum of two (2) inches of mulch. If a weed barrier is used below the mulch, it must be permeable to air and water. Approved mulch types include organic material such as bark chips, shredded bark or wood chips and non-organic materials such as rock, decomposed granite, or rubber chips.
- e. **Artificial Grass:** Artificial grass is not allowed in the rebated portion of the converted landscape. Artificial turf is not consistent with a holistic landscaping approach and therefore is not allowed in the rebated portion of the converted landscape.
- f. **Efficient Irrigation Systems:** The existing lawn sprinklers in the converted area must be removed, capped, or converted to a drip system. Any lawn areas remaining outside the converted area must be irrigated separately from the new landscape. Please view PCWA Irrigation Efficiencies Rebate if replacing or upgrading irrigation system.
 - Converted area can be hand watered, however, this is not encouraged as it requires a higher level of attention to soil moisture and plant water needs, so it can be more difficult to establish plants and maintain uniform moisture.

- PCWA recommends participants install a new or retrofitted drip irrigation system equipped with a proper pressure regulator, filter and pressure compensating emitters. If a drip irrigation system is installed, it must be rated at 2.0 gallon per hour per emitter or less.
- Micro-sprays and bubblers are not eligible.
- If only part of a lawn is converted, the converted area must be irrigated on a separate valve from the remaining lawn. The sprinkler system for the remaining lawn must be modified to provide adequate coverage and may not overspray onto the converted area.

IV. Application Process

- Submit online application at <https://pcwa.net/stewardship/rebate-programs>. Customers without access to computers can call Customer Service.
- After the application is received; a virtual pre-site inspection will be performed if ALL photographs (5) are submitted by applicant. PCWA will review photographs of lawn intended to be converted and verify square footage. You will receive an email with the lawn replacement checklist and the plant coverage worksheet, if application meets all eligibility requirements.
- Once the application is approved customers may remove the lawn and install the project according to the Program Terms and Conditions.
- Conversions must be completed by October 31, 2025.

V. Post Conversion Process

- Applicant to submit post conversion application, found at [Rebate Programs | pcwa.net](https://pcwa.net/stewardship/rebate-programs).
- Required documents to submit: post conversion site photographs (5), completed plant coverage worksheet, lawn replacement checklist to verify all landscape requirements are met, and irrigation equipment upgrade receipts or itemized invoices.
- Post-conversion site photographs to be taken in same manner as pre site conversion photographs.
- A virtual post-site inspection will be performed; additionally, a Water Efficiency Specialist may perform an onsite verification check to ensure all program requirements have been met.

VI. Photographs Submission Requirements

- 5 photographs for each, pre-conversion, and post-conversion, must be taken in the requirements below:
 - All photographs must be in color.
 - No up-close photographs of grass.
 - Stand far back enough to include your home, street, driveway, or fence as a reference point.
 - Street number or address must be visible in at least one photograph.
 - Photographs cannot be online images (i.e Google, Bing, etc.).
 - Photographs must be current representation of the conversion areas current state.
 - Altered photographs will result in application being ineligible for rebate.
 (see section II. Item c.).
 - Conversation area must include **at least one** picture of irrigation system operating.

Additional Responsibilities of the Applicant: PCWA enforces only the terms and conditions of this agreement. The applicant is solely responsible for complying with any and all laws, regulations, policies, CC&Rs (Covenants, Conditions, & Restrictions) that may apply, and for any and all liabilities arising out of a conversion project. Applicants must comply with all local permitting requirements, and with all state and local laws relating to landscape maintenance.,