

# Lawn Replacement Rebate Program Eligibility & Checklist

## About the Rebate Program:

The City of Ashland is offering a rebate for the removal of live, maintained, and irrigated lawn, with replacement by climate-appropriate, low-water-use landscapes and efficient irrigation systems. Please read all the Terms and Conditions carefully and follow the instructions. Submitting a signed application to the City of Ashland shall constitute the customer's agreement to all terms and conditions of this incentive program. This is a voluntary program. Rebates will only be provided if all the terms and conditions are met.

## Applicant Eligibility:

- Rebates are for City of Ashland utility customers who use potable water for irrigation of landscapes. (TID customers on a case-by-case basis)
- Rebate is available to all residential customers. Large conversions over 3,000sqft will be considered on a case-by-case basis
- Renters who assume the responsibility of paying the water bill are eligible for the rebate. The renter must obtain a permission form signed by the property owner to receive the rebate
- Rebates are for future grass conversion projects only. Residents must receive pre-approval from City staff before the removal project begins.
- For new construction, drought-tolerant plants and low-volume irrigation must be installed to be eligible for half the original rebate amount.
- Rebates are offered on a first-come, first-served basis and are subject to available funds. Future funding will depend on approval of the annual budget.

## Terms & Conditions:

- **Qualifying Areas:** Healthy lawn areas that have had regular irrigation with potable water over the past five years.
- **Landscape Requirements:** Grass must be routinely and permanently irrigated by an active and functioning irrigation system. Grass must be healthy, with an average of 50% coverage of the area to be converted.
- **HOA/CC&R:** Before submitting a rebate application, applicants must have obtained any necessary approvals for their lawn replacement project from their HOA/CC&R board.
- **Incentive Amounts:** \$1.75 per square foot for the first 1,000 ft<sup>2</sup>, \$1.50 per square foot up to 2,000 ft<sup>2</sup>, \$1.25 per square foot thereafter. **Maximum Residential Rebate: \$3,000. Maximum Commercial Rebate: \$5,000**
- **Site Description:** Applicants are required to submit a simple site design for the new landscape and irrigation to be installed.
- **Mandatory Pre-Inspection:** Required before the removal process can begin. Once the pre-inspection is complete, the applicant will receive authorization from City staff, and the project may begin. **Starting without city approval will make the conversion ineligible for the rebate.**
- **Post Inspection:** City staff will evaluate the new irrigation system for efficiency and ensure that the conversion was completed as the applicant communicated.
- **Site Details:** City staff must be allowed to take photos of landscapes before, during, and after renovation and use those photos for reproduction or promotional purposes, including water consumption history.
- **Important Timelines and Deadlines:** The conversion must be completed within 6 months of City authorization.
- **Project Receipts:** Keep all receipts to turn in upon project completion. **The rebate cannot exceed the overall project costs.**

## Landscaping Requirements for Converted Area:

- **Plants:** 90% of the plant material must be drought-tolerant or considered low-water-use plants.
- **Plant Coverage:** At completion, converted areas must contain enough plants to create at least 50% coverage at maturity.
- **Efficient Irrigation Components:** All existing pop-up sprinkler heads within the converted area must be capped or replaced with low-volume drip irrigation and pressure-regulating/filter emitters if applicable.
- **Permeable Surfaces & Treatments:** Converted areas must be permeable to air and water. Permeable surfaces can include ungrouted flagstone, pavers, and artificial turf manufactured to be permeable. Concrete, plastic sheeting, or other impermeable surfaces **do not** qualify for incentives under the program.
- **Groundcover:** Exposed soil must be covered by a layer of either compost mulch or rocks. Large chunks of bark mulch are **not recommended** because they easily catch fire and burn very quickly. If a weed barrier is used, it must be manufactured to be permeable to air and water.
- **Living Groundcover:** Qualifies as mulch, provided the plants are installed at a density to assure 100 percent cover at maturity.

## Resources:

Ashland Saves Water ([LINK](#))  
Wildfire and Community Risk Reduction Division ([LINK](#))  
Prohibited Flammable Plants ([LINK](#))



Contact the Water Conservation Division at [conserve@ashland.or.us](mailto:conserve@ashland.or.us) or 541.552.2062

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## Part 1 - Pre-Conversion Application Review and Inspection

Upon receipt of the application, the City will determine rebate eligibility, including account status, verification of information on the application, and the status of the existing landscape.

- Application:** Read through the program terms and conditions and fill out the application.
- Project Description & Site Plan:** Draw a simple site plan that includes the project area and indicate the following.
  - Provide square footage of proposed lawn conversion area
  - Identify and locate plant material to be used in the project area
  - Identify the current irrigation and the type of irrigation to be installed
  - Label permeable surface material to be installed in the project area, including ground cover and the type of weed barrier, if applicable.
- Photos:** Include photos of the existing lawn in the project area. Photos can be emailed to [conserve@ashland.or.us](mailto:conserve@ashland.or.us).
- If Renter:** Obtain a signed landscape conversion permission form from the property owner. Form provided by the City if needed.
- Submit Documents:** Submit completed application, site plans, photos, and renter approval if applicable.
- Pre-Inspection:** Once the application documents have been reviewed, a staff member will call to schedule a pre-inspection.

## Part 2 - Landscape Conversion

Once pre-inspection is complete and you have received authorization to proceed, you may begin your project. You will have 6 months from receipt of authorization to complete the conversion. The following measures must be implemented to receive the full rebate amount. Keep a copy of project receipts associated with the landscape conversion and submit them in Part 3 of the checklist.

- Water-Wise Plants:** 90% of the plant material must be drought-tolerant or considered low-water-use plants.
- Fire Adapted Landscaping:** Converted area must meet requirements put forth by the City of Ashland Fire Mitigation Plan.
- Irrigation Retrofit:** Any pop-up sprinklers in the converted area must be capped or removed, and low-flow irrigation must be installed.
- Pervious Surfaces:** UngROUTED flagstone, pavers, and artificial turf must be manufactured to be permeable.
- Groundcover:** Any plants used as groundcover must be planted at sufficient density to assure 100% coverage at maturity.

## Part 3 - Post Conversion and Rebate Approval

As soon as all work is complete, you must contact the Conservation Division by email or phone to confirm. COA will schedule your mandatory post-inspection. **At this time, copies of all invoices related to the landscape conversion must be submitted to the inspector. The rebate will not exceed the overall project costs.**

- Contact:** Notify the Conservation Division that the landscape conversion has been completed.
- Post Inspection:** Schedule a post inspection with Ashland Water Conservation Staff.
- Landscape / Irrigation Plan Changes:** Submit a list of any changes that have been made to the original site plan.
- Receipts and Invoices:** Submit copies of all project invoices to the inspector during the final inspection.
- Watering Schedule:** Submit a watering schedule for your new landscape for May – October.
- Rebate Approval:** Upon verification of program requirements, the inspector will issue a rebate approval form.
- Receiving the Rebate:** A rebate will be issued within 4 to 6 weeks

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