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Carmichael Water District Turf Replacement Incentive Program Terms and Conditions

The Turf Replacement Rebate Program provides rebates to Carmichael Water District (CWD) 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. **Submission of an application does not guarantee funding.** Participants are eligible for one lawn replacement rebate per property. CWD reserves the right to modify or terminate this program at any time, for any reason. Participation in the program requires that all the program terms and conditions be met. If these requirements are not met, the rebate will be denied.

Eligibility

1. Program is NOT retroactive. Projects underway or completed prior to the application approval are not eligible.
2. The Turf Replacement Rebate Program is available to residential and non-residential customers within CWD's service area and must have water supplied solely by CWD. Applicant must be the property owner of record, or his or her authorized representative. The applicant's water account must be in good standing.
3. 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.
4. Conversion of lawn/turf must be in accordance with the terms and conditions of the rebate program.

Terms and Conditions

1. Program participation will be awarded on a first-come, first served basis.
2. The rebate amount per residential property is \$2.00 per square foot of converted turf up to a maximum rebate of \$2,000. For this program residential includes single-family, condominium, or five units and under dwellings. The rebate amount per commercial, institutional, and multi-family is \$2.00 per square foot of converted turf up to a maximum rebate of \$15,000. For this program, multi-family includes six units and above.
3. Total project funding will be split, with half of the available funds allocated to residential and half of the available funds allocated to commercial, institutional, and multi-family.

In the case that funding is depleted for one category of participants, CWD may consider reallocating program funds depending on availability and program demand.

4. A minimum of 300 square feet of turf must be converted. Smaller projects may be considered if 100% of the lawn at the property is being removed.
5. Conversions that are initiated prior to CWD's approval are ineligible. No exceptions will be made.
6. Applicant must submit five (5) pre-conversion site photographs, prior to the removal of any lawn. Photographs must be of existing lawn and taken for the purpose of meeting the requirements of the program.
7. Submission of altered, edited, filtered, enhanced, or embellished photographs will result in application being denied. Photograph specifications and requirements are outlined below and in the program application.
8. Application submission does not guarantee funding.
9. Applicant can begin lawn conversion once eligibility and funding availability is verified by CWD and applicant receives approval to proceed.
10. CWD makes no representation or warranty relating to turf replacement, including any hazardous substances that may be contained in the conversion materials.
11. Applicant waives and releases CWD from any and all claims and causes of action arising out of the turf removal and landscape conversion.
12. Turf replacement and landscape conversion must be started within one (1) month, (30 days) of approval and completed within three (3) months, (90 days), of receiving notice of approval.
13. This incentive program is NOT retroactive. Projects underway or completed prior to receiving application approval are not eligible for a rebate.
14. Labor is not included in the rebate.

Landscaping Terms and Conditions for Converted Areas

1. 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.
2. The rebated portion of the converted turf area may only include low water use, drought-tolerant, or California native plants adaptable to our local climate. A CWD provided local plant lists will be provided to make plant selection. Plants not included on the provided list will be reviewed on a case-by-case basis. Invasive plants cannot be planted in converted area.
3. At least one tree, existing or new, must be incorporated into the converted landscape.
4. A portion of an existing tree's canopy (up to 25%) can count toward the 50% coverage requirement if the tree is planted in the lawn area about to be converted.
5. 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.
6. All planting areas must have a minimum of a 3-inch layer 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, or decomposed granite.

7. Artificial grass is not allowed in the rebated portion of the converted landscape.
8. 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.
 - a. No overhead spray irrigation is allowed.
 - b. Converted area can be hand watered, however, this is not encouraged.
 - c. CWD recommends participants install a new or retrofitted drip irrigation system equipped with a proper pressure regulator, filter and pressure compensating emitters.
 - d. 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.
 - e. 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.

Application Process

1. Submit online application at <https://www.carmichaelwd.org/>. Customers without access to computers can call or stop by the CWD office for the application documents and program information.
2. Carefully read, acknowledge, and agree to posted Terms and Conditions.
3. The square footage of the turf area to be converted must be included on the application.
4. Applicant to provide a sketch or diagram of the project conversion area along with measurements.
5. After the application is received, a virtual or in person pre-site inspection will be performed if all photographs (5) are submitted by applicant. CWD will review photographs of lawn intended to be converted and verify square footage. Applicant will receive an email with further instructions, if application meets all eligibility requirements.
6. Applicant to complete all required documents, worksheets, and or checklists.
7. Once the application and associated forms are approved, and funding availability is confirmed, the applicant may remove the turf and install the project according to the Program Terms and Conditions.

Post Conversion Process

1. Applicant to submit post conversion documents via provided email or in person at the CWD office.
 - a. The property address shall be included in the subject line of email correspondence.
 - b. Documentation includes post conversion site photographs (5), completed worksheets and or checklists and a completed federal form W-9. The W-9 must use the same name as the applicant's name.

- c. Post-conversion site photographs to be taken in same manner as pre site conversion photographs.
2. A post-site inspection will be performed which may include a CWD employee onsite verification check to ensure all program requirements have been met.

Photographs Submission Requirements

1. Five (5) photographs for each, pre-conversion, and post-conversion, must be taken in the requirements below:
 - a. All photographs must be in color.
 - b. No up-close photographs of grass.
 - c. Stand far back enough to include home, street, driveway, or fence as a reference point.
 - d. Street number or address must be visible in at least one photograph.
 - e. Photographs cannot be online images such as Google street view.
 - f. Photographs must be current representation of the conversion areas current state.
 - g. Altered photographs will result in application being denied.
 - h. Conversions area must include at least one picture of irrigation system operating.

Additional Responsibilities of the Applicant

1. CWD 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 installation and maintenance.
2. Applicant should consider consulting a tax adviser for information regarding the tax liabilities of receiving any rebates.