

## **City of Roseville Cash for Grass Rebate Terms and Conditions**

This program is available from July 1, 2019 through June 30, 2020, pending council approval. Rebates are “first come, first served”. Notwithstanding the foregoing, the City of Roseville reserves the rights to terminate this program at any time, for any reason. Program changes are not retroactive to applicants who applied under a prior year’s program.

The following terms and conditions apply to the Cash for Grass program. Please read carefully prior to submission of any application.

### **I. Pre-Conversion Eligibility**

- A. Areas to be converted must receive their water from the City of Roseville and be billed on a metered rate. The applicant’s utility accounts must be in good standing.
- B. Areas to be converted must be maintained lawn at a single family residence with a dedicated irrigation system. A maintained lawn shall consist of, at minimum, 75% turf coverage, a maximum of 20% weed coverage and no more than 5% bare area. Turf height shall be 2-3” for cool season turf and 1-2” for warm season turf and shall be mowed and edged regularly and be even and green during growing season. Non-living or unmaintained turf will not qualify.
- C. At least three hundred (300) square feet of lawn must be converted. Smaller projects will be considered at the City’s discretion.
- D. A Cash for Grass Rebate Application must be submitted to the City of Roseville and the applicant must participate in a pre-conversion site review conducted by the City prior to the removal of any lawn. Photos will not be accepted in lieu of a pre-inspection. Conversions that are initiated without the City’s approval are ineligible.

### **II. Landscaping Requirements for the Converted Area**

#### **A. Plant Coverage Requirements**

##### Front Yard Landscape:

Upon completion and continuing for the term of this agreement, converted areas must contain enough plants to create at least 50% living plant cover when the plants are fully grown. Plants outside the converted area are not considered in the calculation even if they are adjacent to, or overhang into, the converted area.

If an established tree is located within the converted area, applicant can use one-half (1/2) of the total mature tree canopy towards the living 50% plant coverage requirement.

If the total area of an existing front yard landscape contains more than 75% of living water efficient plant material that is being irrigated with a low volume irrigation system the 50% living plant coverage requirement may be waived. Please contact a City of Roseville representative for more details.

##### Back Yard Landscape:

The 50% living plant coverage requirement has been waived for back yard landscape conversions. All other program terms still apply.

##### Plant Selections:

Participants must use drought-tolerant, low and medium water-use plants or native plant species to meet the 50% living plant coverage requirement for the converted area. High water using plants do not meet program requirements. For a list containing some of the most common low and medium water-use plants found in the Sacramento Region visit [www.roseville.ca.us/cashforgrass](http://www.roseville.ca.us/cashforgrass). Please check with the City of Roseville Electric Dept. regarding the Shade Tree program. The Shade Tree Program may be used in conjunction with the Cash for Grass Rebate.

- B. **Artificial Turf:** If artificial turf is used in any part of the conversion, artificial turf **must be installed by a licensed landscape contractor**. The contractor must properly prepare the landscaped area for installation according to the manufacturer's specifications. Turf must be securely fastened to the ground and seams shall be glued and stapled to minimize tears. Product installed **must be permeable to water and air and must be non-flammable**. Patio carpet and/or Astroturf are ineligible. Product installed **must have a minimum ten (10) year manufacturer warranty**. Artificial turf must not encroach upon living plants/trees and must end at least 3 inches from the base of any plant/tree. The **current irrigation system in the converted area must be capped at the valve and no longer used**. The 50% living plant coverage requirement is waived where artificial turf is installed.
- C. **Efficient Irrigation:** Watering systems used, if any, **must be a low volume drip irrigation system with pressure regulation and filter**. The system must be free of leaks and malfunctions. Installation and use of overhead spray systems (including micro spray), soaker hoses or emitters with an adjustable flow are not an authorized alternative and do not meet the terms of the program. If 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 (narrow lawn areas often waste water and should be avoided). All newly installed equipment is required to minimize runoff, overspray and meet City of Roseville requirements.
- D. **Surface Treatments:** The converted area **must be completely covered by a 3" layer of mulch permeable to both air and water**. Stabilizing surface treatments shall be used on slopes or base of slope to prevent runoff. Common mulching materials include rock, bark, un-grouted flagstone or pavers and artificial turf manufactured to be permeable. **Impermeable treatments, such as concrete, grouted and/or sealed surfaces do not qualify**. However, permeable treatments (pervious concrete, or brick or flagstone with permeable, mortar-less materials for grout lines) will qualify as long as the 50% plant coverage requirement is met. If a **weed barrier** is used beneath the mulch, it **must be manufactured to be permeable to both air and water**.

### III. **Terms of the Rebate**

- A. **Term:** Applicants may apply once per fiscal year. Conversions must be completed within four (4) months following the pre-inspection site visit. If the 120 day requirement is not met, applicants will not be eligible to reapply until July 1<sup>st</sup> of the following year. Once the City receives notice of project completion, any wait time for the City's final inspection shall not be counted against this four-month period of time. **The converted area must remain in compliance with all program terms and conditions for a period of five (5) years following receipt of the rebate.** An applicant may be required to refund the entire rebate, or a portion thereof, in the City's sole discretion, if rebate program terms and conditions are violated. Notwithstanding the foregoing, this requirement is void upon transfer of ownership.

- B. **Rebate Incentive Amounts and Limits:** The rebate incentive is \$1.00 for per square foot of grass converted, with one thousand dollar (\$1000.00) maximum per meter, per program year. Only one rebate payment may be received under this agreement, if any. The City may reject or limit applications at any time, for any reason. Rebate payments, if any, will be issued only to the City of Roseville water utility account holder or property owner's legally appointed representative and, assuming program compliance, will be issued within thirty (30) to sixty (60) days following the City's final inspection.
- C. **Final Inspection:** Once the City is notified of a project's completion, the City will conduct an inspection to verify program compliance. If the conversion fails inspection, the applicant will be permitted to bring the conversion project into compliance with the program terms and conditions for a period of fourteen (14) days or the remainder of the four-month, or authorized extended period, whichever is greater.
- D. **Additional Responsibilities of the Applicant:** The City enforces only the terms and conditions of this agreement. The applicant is solely responsible for complying with any and all laws, regulations, policies, conditions, covenants and restrictions that may apply and for any and all liabilities arising out of a conversion project. Applicants are encouraged to consult any applicable covenants, conditions and restrictions ("CC&Rs") or neighborhood Homeowner's Association ("HOA") regulations that may apply to an anticipated conversion project prior to submitting an application with the City. Applicants must also comply with all state and local laws relating to landscape maintenance. The quality, maintenance and appearance of the conversion are the exclusive responsibility of the applicant. Rebates may be considered taxable income. Any tax consequences arising out of the receipt of a rebate are the exclusive responsibility of the applicant. Applicants are solely responsible for understanding the rights and responsibilities of adjacent property owners and the impacts that their anticipated conversion project may have on drainage or discharge of water, boundary lines, fences, encroachments, trees, subjacent and lateral support, and other related items.

**Disclaimer:** The applicant expressly agrees that City of Roseville (COR) may inspect all properties participating in the Residential Cash for Grass Rebate Program; that COR does not guarantee the performance of any piece of equipment; and that COR does not warrant any equipment or installation to be free of defects; the quality of workmanship, or the suitability of the premises or the equipment for the installation. The undersigned further agrees to defend, indemnify and hold harmless COR, its directors, officers, agents, and employees, from and against any and all loss, damage, expense claims suits and liability, including attorney's fees arising out of or in any way connected with the equipment(s) and its (their) installation. Applicant has read, understands and agrees to the terms and conditions listed on the Residential Cash for Grass Rebate Program. Applicant understands that installation of qualifying water efficient equipment may not result in lower water bills. COR reserves the right to add or remove eligible water efficient equipment from the list or change the terms of the incentive.