



2026 Turf Replacement Program Guidelines

Eligibility

- Applicants must be Pinery WWD customers in good standing.
- Applicants must complete and submit the program application/agreement.
- Only one rebate per address or meter per calendar year.
- Funds are limited and are allocated on a first-come, first-served basis.

What the Customer Receives

- Residential customers receive a rebate of \$5.00 per square foot of high-water use plant material removed, up to \$2,000 per project/applicant.
- HOAs receive a rebate of \$3.00 per square foot up to a \$10,000 maximum. Only \$10,000 of the total budget will be allocated for HOAs. Commercial customers are not eligible.
- Rebate will be in the form of a check sent to the customer post final inspection. Water conservation rebates may be considered taxable income by the IRS. A W-9 will be required prior to payment and a 1099 may be issued.

Program Requirements

- Must replace high-water use material (requiring 15" or more of supplemental water per year) with zero or low-water use material (requiring 10" or less of supplemental water per year). The high-water use material to be replaced must be healthy and currently irrigated.
- Participants may use the Town of Castle Rock's current "Approved Plant List" to find plants that meet the program water use requirement. Plants with a water drop indicating they are "ColoradoScape Plant Material" or shown as being in the "VL" or "L" hydrozones are eligible. Access the document here: [**Approved Plant List.pdf**](#).
- Projects must remove a minimum of 100 square feet of high-water use material. Removed high-water use material may not be relocated or replaced elsewhere on the property. Rebate is only given for healthy, irrigated, high-water use material removed.
- Concrete, artificial turf, and impermeable materials are not eligible replacements.
- District staff will inspect the site before and after the project. The initial inspection must be completed prior to any turf removal for which the applicant seeks a rebate.
- The application must include a written description and sketch of the proposed project, including the watering plan for the new plant material (e.g. hand-watering, drip irrigation, etc.). Heads for overhead sprinklers in the project area must be removed and capped.
- The project must provide a minimum coverage of 50% living plant material (as projected at plant maturity). The project sketch should include the type and quantity of each new plant.

- The applicant is responsible for ensuring that the project complies with:
 - applicable HOA or other restrictions on landscaping.
 - District Rules & Regulations, including ensuring that meter pits remain uncovered and unobstructed (District Rules and Regulations, §6.6).
- Each applicant is strongly encouraged to attend a Waterwise Yard Seminar offered by Resource Central. There are currently 20+ seminar options available from April through August 2026, as well as recordings of past seminars. These free online seminars can be found at [**ResourceCentral.org/Seminars**](https://ResourceCentral.org/Seminars).
- Applicant is responsible for all management, design, labor, and costs of the project.
- The project must be completed by September 30, 2026. The applicant must notify the District of completion and schedule the final inspection by this date.
- See the project application for additional information and requirements.

Additional Resources

- Through its membership in South Metro Water Supply Authority, Pinery WWD's customers are eligible for a \$25 discount off *Garden In A Box*, while supplies last. Find the gardens at [**ResourceCentral.org/Gardens**](https://ResourceCentral.org/Gardens).
- Attend free online Waterwise Yard Seminars! The list of seminars and link to registration can be found at [**ResourceCentral.org/Seminars**](https://ResourceCentral.org/Seminars).
- Refer to this “DIY Landscape Transformation Guide” by Colorado Water Conservation Board, et al. for guidance on your project from start to finish: [**DIY Landscape Transformation Guide.pdf**](#).
- Check out [**PlantSelect.org**](https://PlantSelect.org) for assistance researching and choosing Colorado-friendly plants.
- Discover free professional Waterwise Landscape Designs (including plant lists!) at [**PlantSelect.org/design/Downloadable-Designs**](https://PlantSelect.org/design/Downloadable-Designs).
- Review this document on Soil & Mulch for information about removing turf, amending soil, and using mulch: [**Botanic Gardens Soil and Mulch Presentation.pdf**](#).

For questions, please reach out to Pinery Water & Wastewater District at (303) 841-2797 or e-mail at [**information@pinerywater.com**](mailto:information@pinerywater.com).

Turf Replacement Program



Applicant Information

Applicant Name(s): _____ Email: _____

Name on Account, if different: _____ Phone #: _____

Account Billing Address: _____ Account #: _____

Project Information

Project Address: _____ Location on Property: Front Side Rear

Check the box to verify that a project sketch is attached: Yes
Turf to Be Removed (100 sf minimum): _____ square feet (sf)

The project sketch must show the area of grass to be removed, the new irrigation plan (drip, hand watering, etc.), and the replacement materials (such as stone pathways, rock mulch, organic mulch, and live plants including type and quantity).

Project Description: _____

Requirements & Other Information

This rebate is intended to replace high-water use plant material (e.g., Kentucky Bluegrass) with low- or zero water use material, while maintaining or improving aesthetics. At least 100 square feet (sf) of high-water use plant material must be removed in each project. Removed high-water use material may not be relocated or replaced elsewhere on the property. Concrete, artificial turf and impermeable materials are not eligible replacements. The project must provide at least 50% living plant material coverage at plant maturity. Pinery Water & Wastewater District (“District”) reserves sole discretion to determine eligibility and rebate amount. Participants can expect to see a reduction in landscape watering needs over time, particularly after the plants are well established, but the District offers no guarantee.

Applicants must be District customers in good standing and must submit this completed application to be considered. Submission of an application does not guarantee a rebate. No more than one rebate per address or meter per calendar year. The rebate is \$5.00 per square foot with a maximum rebate of \$2,000. Funding is limited and applications will be processed on a rolling basis. Water conservation rebates may be considered taxable income by the IRS. A W-9 will be required prior to payment and a 1099 may be issued.

Participants may be subject to HOA or other restrictions. Participants are solely responsible for compliance with any applicable restrictions. Participants must also comply with all District Rules & Regulations, including ensuring that meter pits remain uncovered and unobstructed.

Appropriate modifications to the irrigation system (such as conversion to drip irrigation) are required. Overhead sprinklers in the project area must be removed and capped. The District will perform a site visit and inspect the project area before and after the project. The applicant must be present for inspections. **The initial inspection must be completed prior to the removal of any material for which the applicant seeks a rebate.** The high-water use material must be healthy and irrigated to qualify for the rebate.

Participants are responsible for all management, design, labor, and costs of the project. Projects must be completed and a final inspection scheduled by September 30, 2026. Completion includes removal of the high-water use material, appropriate modifications to the irrigation system, and installation or planting of replacement low- or zero water use material.

Submit this completed application and signed affidavit to "Turf Replacement Program," Pinery Water & Wastewater District, 5242 Old Schoolhouse Road, Parker, CO 80134 or e-mail to information@pinerywater.com. The District will provide the rebate in the form of a check after final inspection, provided that all requirements have been met.

By signing below, the Applicant(s) attest that the Applicant(s) have all necessary authority and control to perform the project at the Project Address.

Signature

Upon approval of this application, the District has the right and license to use pictures and depictions of the property identified above as well as the applicant(s)' likeness, and comments in District materials for internal and external audiences. These materials include, but are not limited to, advertisements, brochures, news releases, magazines, newspapers, newsletters, videos, websites, and presentations.

I hereby agree to the requirements and information as set forth in the Turf Replacement Program rebate application. I acknowledge that failure to comply with any requirement of this program may result in denial of the rebate.

Signature _____

Date: _____

Signature _____

Date: _____