PASADENA WATER & POWER DEPARTMENT

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Commercial Turf Replacement Program

Invest in Your Landscape



About the Program

Transforming your commercial property's grass into water-saving California Friendly® landscaping is a smart investment. **A state ban on watering unused lawns** on commercial properties, including HOAs, starts January 2027. Metropolitan's Turf Replacement Program is here to help with **a rebate of $7 per square foot** of grass replaced with sustainable landscaping. This temporary incentive amount is supported by state and federal funding and is subject to change. **Reserve your rebate today** to stay ahead of future nonfunctional turf watering regulations.



What is Nonfunctional Turf?

Nonfunctional turf is grass that is purely decorative and not used for recreation or other community purposes. Visit **bewaterwise.com/nonfunctionalturf** to learn more about the new law and its timeline.

Application Process

STEP 1: RESERVE YOUR REBATE

The first step is to reserve your rebate **BEFORE** starting your project or removing any grass. Use the Estimate Your Rebate tool available on SoCalWaterSmart.com. Your local water agency may offer additional incentives.

STEP 2: START YOUR PROJECT

Once the reservation is approved, you have 180 days to complete your commercial landscape project. To receive your reserved rebate, you must meet all project requirements.

STEP 3: CLAIM YOUR REBATE

After completing your project, return to your application to submit a request for your rebate.

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SoCal Water$mart

About Metropolitan

The Metropolitan Water District of Southern California is a state-established cooperative of 26 member agencies –cities and public water agencies – that serve nearly 19 million people in six counties. Metropolitan imports water from the Colorado River and Northern California to supplement local supplies and helps its members develop increased water conservation, recycling, storage and other resource management programs.

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Rebate Eligibility

- There is a limit of one application per water meter per year.
- The project must have a minimum of 250 square feet of turf removed in the project area. All turf must be removed if the entire project area is less than 250 square feet.
- A maximum of 50,000 square feet of turf per application is eligible for funding each fiscal year.
- The project cannot be started or completed prior to applying for the rebate. Areas that have already had turf removed are ineligible.
- Proposed projects irrigated with recycled water are eligible unless exempted by the Metropolitan member agency.
- Artificial or synthetic turf is not allowed.



Project Requirements

- ☑ Three California Friendly® plants per 100 square feet of grass transformed.
- ☑ A stormwater retention feature to help keep water in your landscape when it rains. Rain or rock gardens, swales and rain barrels/cisterns are examples.
- ☑ Only permeable hardscapes such as mulch and decomposed granite are permitted. This allows water to flow through the surface and slowly filter into the ground.
- ☑ A replacement or modification of overhead spray sprinklers to a more water-efficient irrigation system is required for all projects.

Add Trees to Your Landscape

The Turf Replacement Program includes an extra $100 rebate for each approved tree added to your project design, with a cap of five trees. For recommended trees and other resources, visit **bewaterwise.com/trees**.

- Trees must be planted within the turf replacement project area.
- The minimum size for each tree is 15 gallons.
- Edible fruit trees are **not allowed** on commercial properties.

Get Inspired

Certified Professionals: Find a list of Water Efficient Landscape certified professionals to help with your project. Go to **bewaterwise.com/turf.**

Tree & Garden Guides: For helpful gardening guides, a list of California Friendly® plants and resources visit **bewaterwise.com.**

Smart Watering: Install weather-based irrigation controllers that use local climate data to help prevent overwatering. Get a rebate for these devices and more at **SoCalWaterSmart.com**.

Learn More

To apply for the rebate, visit **SoCalWaterSmart.com**. Operators are available to answer questions in several languages at (888) 376-3314.



SoCal Water$mart

SoCal Water$mart is a region-wide program brought to you by the Metropolitan Water District of Southern California. Local water agencies may offer other incentive program opportunities. Rebates will be issued on a first-come, first-served basis until funding is exhausted.