



Commercial Turf Replacement Program

Invest in Your Landscape



About the Program

Transforming your commercial property's turf grass to California Friendly® sustainable landscaping is an investment that can save you money and water long-term. Recent state legislation will prohibit watering non-functional grass with potable drinking water on non-residential properties, starting in 2027. To help achieve this goal, Metropolitan's Commercial Turf Replacement Program offers rebates starting at **\$3 per square foot** of grass replaced for businesses and industrial properties. Your local water agency may offer additional incentives for this program.



What is Non-Functional Turf?

Non-functional turf is grass that is not used for recreational or community purposes. Examples include highway/street medians, turf surrounding office buildings and turf on sloped areas.

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 via [bewaterwise.com](#) to get an estimated rebate amount.

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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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 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](https://www.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 in your area to help with your project. Go to [bewaterwise.com/turf](https://www.bewaterwise.com/turf).



Tree & Garden Guides: For helpful gardening guides, a list of California Friendly® plants and resources visit [bewaterwise.com/turf](https://www.bewaterwise.com/turf).



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 [bewaterwise.com/rebates](https://www.bewaterwise.com/rebates).

Learn More

For more information, visit [bewaterwise.com/turf](https://www.bewaterwise.com/turf). To apply for the rebate, visit [socalwatersmart.com](https://www.socalwatersmart.com). Operators are available to answer questions in several languages at (888) 376-3314.



SoCal WaterSmart 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.