



## TURF CONVERSION REBATE PROGRAM

### Information:

The City of Hays offers a \$1.00 rebate per square foot (minimum 100 square foot, \$1,000.00 maximum rebate per customer) for the removal of well-maintained cool season grass and replacing it with a more water-efficient, drought tolerant grass type or landscaping. Rebate eligible conversions include the following:

- Replacing your well-maintained cool season lawn (e.g. Fescue, Bluegrass) to a warm season grass variety (e.g. Buffalograss, Bermudagrass)
- Replacing portions of your well-maintained cool season lawn to xeriscaped, mulched planting beds.
- Converting parts or all of your well-maintained cool season lawn to artificial turf, as long as the material chosen is listed for outdoor use and is water permeable.

Warm season turf varieties offer an 80% reduction in supplemental water need when compared to cool season turf grasses. In many cases, an established warm season yard will need little to no supplemental irrigation to thrive in our climate and conditions here in Hays.

### Guidelines:

This rebate is available for up to 6 months after the pre-inspection date. As this program was developed to reduce existing water demand, you must be currently maintaining a healthy cool-season yard to qualify. Simply removing the cool-season grass will not make your yard eligible for rebate; it must be replaced with an approved grass or landscape type.

### Eligibility:

All properties with well-maintained cool season lawns that are watered with City water are eligible for this rebate program.

### Costs:

There is no cost to participate. There will be no fees charged for pre- and post-inspections.

### How to participate:

Call (785) 628-7350 to schedule a pre-inspection. City staff will meet with you to discuss your plans and measure the lawn area you are proposing to remove and replace. The owner will then be given the authorization to proceed with the conversion. Once the lawn area is converted or removed, call (785) 628-7350 to schedule your post-inspection.

### Payment:

After a successful post-inspection, your rebate form will be completed and processed within 4-6 weeks. Payment will be made to the owner of the property. Pre- and post-inspection required for eligibility prior to issuance of rebate.



## **FAQ's**

### **Am I eligible for a rebate for installing a concrete patio or extending my driveway?**

No. You can include concrete patios and other impervious surfaces into your landscape but they will not be measured when evaluating your incentive.

### **There is a sprinkler head right where I want to put my xeriscaped area. What do I need to do with it?**

The sprinkler head will need to be removed and capped off. Converted areas can use drip irrigation at the plant base but cannot use overhead/spray irrigation. If you wish to utilize drip irrigation, there are kits available to convert an existing sprinkler head to a drip manifold. If this is done, the irrigation device must meet 2012 IAPMO Green Plumbing and Mechanical code low-flow emitter guidelines. Drip emitters must discharge less than 4 gallons/hour per emitter. Micro-spray, micro-jet, and misters must discharge less than 30 gallons/hour per nozzle.

### **What plants can I use in my xeriscaped area?**

K-State Research and Extension keeps a list of drought-tolerant trees, shrubs, and flowers that will do well in our "transition zone" climate. This list can be found at [www.ellis.ksu.edu](http://www.ellis.ksu.edu) or by calling (785) 628-9430.

### **I don't like desert plants and rocks. What else can I do?**

Xeriscaping is much, much more than rocks and Yuccas. For ideas on what to do with these areas, please visit the demonstration gardens the City has established at City Hall (1507 Main) and the median between 21<sup>st</sup> & Pershing. Our website, [www.haysusa.com](http://www.haysusa.com), also has links to help you see how great drought-tolerant landscaping design can be.

### **I have kids and/or a dog. How can I incorporate water smart landscaping into my yard?**

Yes, and one of the most important things to keep in mind when planning your conversion is to keep turf areas practical. You do not have to eliminate your entire lawn to participate, but we do encourage you to convert to a warm-season turf. If the only foot traffic an irrigated part of your yard sees is the lawn mower wheels, that area is ripe to remove the irrigation and convert to a mulched planting bed.

### **What do you define as mulch and why do you require it?**

Mulch may be the best thing you can do for your trees and plants. Mulch helps circumvent the evaporative effects of the sun and wind, maintaining the moisture levels and helping lower the temperature of the soil. It also helps protect against soil erosion. The most common types are shredded wood chips (cedar, cypress, pine bark) or decorative rock. Rock is allowable, but not recommended as it acts as a heat sink and can increase the ambient temperatures around your home by 10 degrees or more, thus creating higher cooling demand on your air conditioning system. Rock mulch radiates heat around the root system of your tree or plant, creating a stressful growing environment. The weight of rock mulch will also contribute to soil compaction.

### **Do I have to use a weed barrier under my mulch beds? What kind should I use?**

A weed barrier is not required, but is recommended under rocks. If used, the weed barrier must be water permeable.

### **Can I receive a rebate for converting to artificial turf?**

Yes. Removing an irrigated area of cool-season grass and replacing with artificial turf is a rebate-eligible conversion. As this material varies greatly in quality, City staff advises a homeowner to do their due diligence in researching what's on the market and also advises you have the installation done by a qualified contractor. Artificial turf may also raise the ambient temperature around your home. A sample of the artificial turf material you plan to use will need to be provided to City staff during the pre-inspection process. No indoor/outdoor carpet.