

Thornton Water Water-Wise Landscape Rebate 2026 Rules, Requirements & Application



Visit ThorntonWater.com/rebates for helpful resources like our FREE H2Overhaul Kit, discounted Garden In A Box, Lawn Removal Services, and more. This rebate program provides **up to \$2 per square foot** for low-water grass seed/sod areas, perennial gardens and other projects, based upon total project costs. The lifetime rebate limit is 1,000 sq ft per account holder.

Before You Start Digging In, Be Sure You Qualify

1. Review Rules & Requirements and complete the checklist on the application form to verify that your landscape is eligible.
2. Complete the [Water-Wise Landscape Rebate application](#) and send to Water@ThorntonWater.com.
3. Take “before” photos of your proposed area before you start work, taken from multiple angles.

Digging Into Your Landscape Transformation

1. Follow the steps in your free H2Overhaul Kit. Download your kit at thorntonwater.com/h2overhaul/get-your-kit.
2. Visit waterwiseyards.org for inspiration, success stories and design ideas.
3. Create and submit your design (including plant and material list) to Thornton Water for approval.
4. Submit your design to your HOA for review and approval, if applicable.
5. Locate utilities at www.colorado811.org.
6. Wait to receive design approval from Thornton Water and your HOA.
7. Keep ALL your receipts.
8. Email photos of installed plants BEFORE adding mulch to plant beds to Water@ThorntonWater.com and include your address.
9. Schedule a site visit when your project is complete - Water@ThorntonWater.com or call 720-977-6600.

Qualifying Landscape Design Plan

Refer to Sample Design located at the end of this document to help create a qualifying plan. Plans must be to scale and include:

1. Customer name, address, date, and north arrow.
2. Measurements and proposed square footage of project area.
3. Legend including identification and quantities of plant types and materials.
4. Outline of area proposed for renovation with existing elements identified.
5. Location of new landscape elements, materials, and plants.
6. Irrigation system design, if applicable.
7. An outline of phasing plans, if applicable.
8. Plant bed design must show estimated plant size at maturity (3-5 years) to show that the no more than 50 percent bare mulch requirement will be met. Example for a 1000 square foot project: $(50\% \times 1000) \div 100 = 500$ square feet of bare mulch/rock is allowed.
9. HOA approval, if applicable.

Participants may include the following in their overall design, but these items will NOT be included in the project costs or rebate-eligible square footage: Vegetable plants, annual plants, raised beds, impermeable concrete, water feature/fountains, horseshoe pits, bocce ball, sand volleyball court and bare rock beds.

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Soil amendments are required for areas where new plants or grass will be installed. Edging or wall blocks are required to separate lawn or perennial gardens from other areas.

Qualifying Irrigation Plan

Automatic irrigation systems are not required. Manual watering is allowed but must be noted as the watering method in the Irrigation Plan. Plans must be to scale and include:

1. Customer name, address, date and north arrow.
2. Legend, including irrigation controller, backflow device, existing sprinkler equipment and layout. (Audit report that includes a map of existing zones is acceptable from Resource Central's [Slow the](https://resourcecentral.org/sprinklers/residential/) <https://resourcecentral.org/sprinklers/residential/>), proposed sprinkler equipment and layout.
3. Drip emitters must match plant needs.
4. Drip zones must have pressure regulator.
5. Drip zone may not be combined with other types of sprinklers; (drip cannot be on the same zone as spray or rotor heads).

Qualifying Mulched Plant Beds

1. No more than 50 percent bare mulch (at plant mature size.) Example for a 1000 square foot project: $(50\% \times 1000) \div 100 = 500$ square feet of bare mulch/rock is allowed.
2. Eligible mulch types include shredded bark, bark chips or rock.
3. A majority of plants must be ultra-low to low water requirement perennials, shrubs or trees.
4. Limit 2 large or 4 small trees per 1,000 sq. ft.
5. A maximum of 30 percent moderate water demand plants will be accepted.
6. Eligible plant lists (other water-wise plants will be considered on a case-by-case basis). Vegetable gardens do not qualify. Seed mixes and bulbs do not qualify.

Helpful Resources

- ◆ H2O Overhaul Kit: <https://www.thorntonwater.com/h2overhaul/>
- ◆ Plant Options: plantselect.org/plants/our-plants/
- ◆ Garden in a Box: resourcecentral.org/gardens/ (except vegetable gardens)
- ◆ thorntonco.gov/government/citydevelopment/Pages/landscape-architecture.aspx

Qualifying Low to No Water Turf Zones

Qualifying grass seed or sod areas will receive a rebate of up to **\$2/sq. ft.** Soil amendment is required. Low-water turf information: <https://www.thorntonwater.com/h2overhaul/plants-alt-turf/>.

1. Cool Season Turf- documented water savings of 30 percent or more compared to Kentucky Bluegrass
 - ◆ Turf Type Tall Fescue
 - ◆ Fine Fescues (only Sheep, Blue and Hard fine fescues)
 - ◆ Texas Hybrid Bluegrass Sod
2. Warm Season Turf- documented water savings of 50 percent or more compared to Kentucky Bluegrass
 - ◆ Mix of Buffalograss and Blue Grama
 - ◆ Dog Tuff™ Grass from Plantselect.org
 - ◆ Tahoma 31 Sod (Bermudagrass)
 - ◆ See more Native Grass Types Here: <https://coloradonativegrass.org/>

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Artificial Turf

Artificial turf is eligible in front, side and back yards and must be professionally installed and PFAS-free to receive a **\$2/sq. ft.** rebate. Specific rules for artificial turf - [Artificial Turf Rebate Information and Rules](#).

Qualifying Permeable Hardscapes as a Part of Landscape Design

Installation of hardscapes such as flagstone or paver paths, up to 4 feet wide, and patios qualify if included as a part of the landscape renovation with living design. Hardscape entertainment spaces must be permeable to qualify.

Note: Concrete patios and rock-mulched areas without plants are not considered permeable hardscapes and are not eligible.

Qualifying Rebate Payment

The rebate amount cannot be greater than the total project cost. Rebates greater than \$600 are subject to income tax. Thornton will send a 1099 tax form to all rebate participants who receive a rebate payment. Consult a tax professional for more information.

By participating in the landscape rebate program, you consent to the City using photographs or videos of your project, which may be used for promotional purposes on the City's website, other public platforms and other outreach methods, without further notification or compensation, unless you explicitly opt-out by contacting the Water Resources Division.

Sign and date below, stating you have read and understand the rules and requirements to qualify for the Water-wise Landscape Rebate. Note rules and requirements are subject to change at any time. Submit signed document along with the application to Water@ThorntonWater.com.

Signature: _____ Date: _____

Project Address: _____ City: _____ Zip Code: _____

Have questions? Email Water@ThorntonWater.com or call 720-977-6600.

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WATER-WISE LANDSCAPE REBATE

Sample Design Submission

1

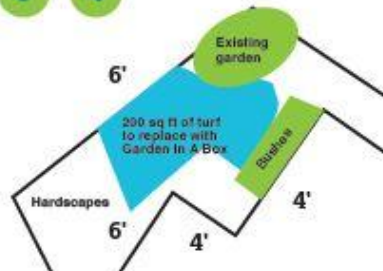


2

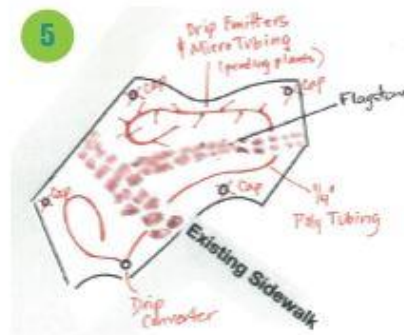


3

4



5



6



7

Big Bluestem Grass	6
Golden Banner	4
Lewis Flax	6
Maximilian Sunflower	2
Native Bee Balm	5
Rocky Mountain Penstemon	6
Rose Milkweed	4
Showy Fleabane	4
Switch Grass	4
Yellow Indian Grass	6
Yellow Prairie Cornflower	6

Bags of Mulch	8
Bags of Soil Amendment	6

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Submit to water@thorntonwater.com BEFORE starting project.

Applicant Name: _____ **Date:** _____

Do you pay the City of Thornton directly for water:

☐ Yes ☐ No, I pay an HOA. Name of HOA _____ ☐ Other _____

Account Number:

Installation address:

Street _____ **City** _____ **Zip** _____

Email: _____ **Phone Number:** _____

Proposed Project Area (200 – 1,000 square feet) _____ **sq. ft.**

Mailing address (if different than installation address):

Street _____ **City** _____ **Zip** _____

Participant and Project Eligibility

- ☐ I am a Thornton Water customer living in my owner-occupied Single-Family residence. (Wastewater only customers do not qualify)
 - ◆ I am renovating my ☐ Front, ☐ Side, or ☐ Backyard that is (select one below):
 - ☐ An established high-water use area, such as an irrigated lawn area in good health.
 - ☐ A new construction area yet to be landscaped and built within 18 months prior to design submittal.
- ☐ A minimum of 200 sq. ft. up to a maximum of 1,000 sq. ft.
- ☐ I can submit “before” photos showing a comprehensive view of the area showing active growth.
- ☐ I plan to install artificial turf (Read Artificial Turf rules on ThorntonWater.com/rebates). **Circle N/A** if not applicable.
- ☐ I have verifiable outdoor water use. **Circle N/A** if new construction.
- ☐ CodeCAP Qualification: I can provide documentation that I qualify for one or all of City of Thornton's [Home Rehabilitation Programs](#). **Circle N/A** if not applicable. This is not a requirement to participate in the rebate.

I am willing to:

- ☐ Submit the following to Thornton Water for project approval:
 - ◆ Landscape Design
 - ◆ Irrigation Design
 - ◆ Photos: Before (and Pre-Mulch, if applicable)
- ☐ Use only approved plant materials.
- ☐ Provide copies of all project receipts including soil amendment, plant material, other landscape materials, hardscape and irrigation materials, rental equipment and paid labor cost.
- ☐ Schedule a site visit with city of Thornton staff (*Project must be completed prior to site visit. Homeowner/resident must be present during 30 min inspection that includes landscape and plant material inspection, irrigation inspection, final measurements and completed project pictures*).

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Approved water-wise landscape projects will receive up to **\$2 per square foot** rebate for artificial turf or perennial garden, pre-approved water-wise grass seed/sod, up to two months after Thornton Water’s approval of the completed project. The rebate will apply to a 200 to 1,000 square foot area.

Completed project deadline is October 31st.

Two options to apply: Submit application with all attachments online at thornton.watersmart.com OR scan and send to Water@ThorntonWater.com or mail to Thornton Water, Infrastructure Maintenance Center, 12450 Washington Street, Thornton, CO 80241. **Walk-ins by appointment only – 720-977-6600.**

Water-Wise Landscape Rebate Application Required Steps

- ☐ Pre-project Area Photos, date sent _____
- ☐ Approved Minor Development Permit (Artificial Turf Only)
- ☐ Approved Landscape and Irrigation Design(s)
- ☐ Approved Plant and/or Material List
- ☐ HOA approval document—☐“N/A” if not applicable
- ☐ Pre-mulch Photos (for plant beds, after installing plants)
- ☐ Signed Rules & Requirements page
- ☐ Site Visit for Completed Project Review
- ☐ Copy of Legal ID
- ☐ Completed Application
- ☐ Receipts
- ☐ IRS Form W-9 www.irs.gov/pub/irs-pdf/fw9.pdf

Office Use Only:

Date Part II Application Received

Site Visit Date

Final Measurements

Date Approved

Check Request Date

Check Request Amount

Rebates may be considered taxable income by the IRS. Consult a tax professional for more information.

Have questions? Call 720-977-6600 or email Water@ThorntonWater.com.