

HOA Rebate Pack - Montgomery County RainScapes (SAMPLE)

Prepared for: [HOA NAME], [common-area location], Montgomery County, MD. Free sample: the paid pack (\$49) is this same 4-page content without the SAMPLE watermark. It is not drawn for a specific site.

What RainScapes pays (conservation landscape)

- **\$5 per sq ft** for standard projects with no temporary ponding; **\$6 per sq ft** with 3 inches of temporary ponding.
- Maximum rebate: residential **\$7,500**; commercial/institutional **\$20,000** (<https://www.montgomerycountymd.gov/propertycare/rainscapes/rainscapes-stormwater-garden-conservation-landscapes/requirements-qualify-conservation-landscape-rebate>). The program page lists the **\$20,000** per-parcel maximum for "Commercial, HOAs, Multifamily, or Institutional property" (<https://www.montgomerycountymd.gov/propertycare/rainscapes>).
- Minimum size: commercial/institutional **350 total sq ft** (can be several gardens, none under 75 sq ft); residential 250 sq ft. (The county lists HOAs with commercial for the cap; confirm with your planner which minimum applies to your common area.)
- Only properties in Montgomery County **outside Rockville, Gaithersburg and Takoma Park**. Only new projects. First come, first served; wait to hear from a RainScapes planner is about **6-8 weeks**.

Illustration of the math (not a quote): a 350 sq ft no-ponding common-area bed x \$5 = \$1,750; 4,000 sq ft x \$5 = \$20,000 (cap). The rebate is set by RainScapes after inspection, never by PlantLegit.

Application checklist (from the county requirements page)

- ☐ Planting plan showing plant locations and quantities, with a **graphic scale and north arrow** (berm + overflow notch shown if ponding).
- ☐ Plant list spreadsheet: varieties, quantities and sizes (county Blank Plant List format).
- ☐ **HOA approval letter**, if applicable (template on page 3).
- ☐ At least **75% native plants** (cultivars accepted; Mid-Atlantic natives preferred, East Coast natives acceptable); the other 25% non-invasive. Include groundcovers.
- ☐ Spacing for full ground coverage in 1-2 years (county Plant Spacing Guide).
- ☐ Containers a quart or larger for non-groundcover plants; plugs case by case; no seeding.
- ☐ Site: private property, not right-of-way/easement; intercepts runoff from impervious surface; no ponding within 10 ft of a foundation; replaces turf, invasive plants or eroded soil; pass preliminary inspection.
- ☐ Install: de-compact soil 9 in. by tilling, 2 in. compost, 2-3 in. natural un-dyed mulch, no weed fabric, no edge trench. Only after the planner approves the plan and plant list.
- ☐ Finish: itemized receipts or paid invoice, e-sign Property Owner Agreement, pass final inspection.

Sources: <https://www.montgomerycountymd.gov/propertycare/rainscapes> · <https://www.montgomerycountymd.gov/propertycare/rainscapes/rainscapes-stormwater-garden-conservation-landscapes/requirements-qualify-conservation-landscape-rebate>

Sample plant list (format of the county spreadsheet)

Quantities are left for the site design: they come from bed area and the county Plant Spacing Guide. Native status shown is for the species.

Common name	Scientific name	Type	Native to Mid-Atlantic?	Size	Qty
Switchgrass	<i>Panicum virgatum</i>	grass	Yes	1 gal	
Little bluestem	<i>Schizachyrium scoparium</i>	grass	Yes	1 qt	
Pennsylvania sedge	<i>Carex pensylvanica</i>	groundcover	Yes	plug	
Black chokeberry	<i>Aronia melanocarpa</i>	shrub	Yes	3 gal	
Inkberry	<i>Ilex glabra</i>	shrub	Yes	3 gal	
Virginia sweetspire	<i>Itea virginica</i>	shrub	Yes	3 gal	
Winterberry	<i>Ilex verticillata</i>	shrub	Yes	3 gal	
Eastern redbud	<i>Cercis canadensis</i>	tree	Yes	#7	
Butterfly weed	<i>Asclepias tuberosa</i>	perennial	Yes	1 qt	
[non-native, non-invasive]			No (max 25%)		

Native share check: native plants / total plants must be $\geq 75\%$. The paid pack fills quantities and computes this for the site.

HOA approval letter (template)

[HOA letterhead]

[Date]

Montgomery County Department of Environmental Protection, RainScapes Program

Re: RainScapes Rewards application, [property address / parcel]

The Board of Directors of [HOA NAME] approves the installation of the conservation landscape described in the attached planting plan and plant list at [location], and authorizes [name, title] to apply for the RainScapes rebate on the association's behalf. The association owns this common area and will maintain the project.

Approved at the board meeting of [date].

_____ [Name], [Title], [HOA NAME]

This wording is a starting point, not legal language required by the county; have your board or manager adjust it.

SAMPLE

Virginia communities: VCAP (Virginia Conservation Assistance Program)

VCAP is an urban cost-share program run through participating Soil and Water Conservation Districts for residential, commercial or recreational sites (<https://vaswcd.org/vcap/>). Conservation landscaping and rain gardens: **80% of eligible cost up to \$7,000** per application at the 10-year lifespan; some practices are **35%** at a 5-year lifespan (district PY2026 rate sheet, https://www.pwswcd.org/_files/ugd/7e5859_9358b702988c41d2b9050f3d5dae6584.pdf). Applicants are limited to **\$50,000** total cost-share. Only in participating districts; rates are set each program year, so the pack confirms the current sheet with your district before you apply (<https://vaswcd.org/conservation-landscaping/>).

What a VA pack adds: native-first plant list for the site's ZIP, the invasives to remove (with Va. Code § 3.2-3801.1 status), and the documents your district asks for.

SAMPLE