Millennium
Lawn, Landscape and Nursery

THE 2026-2027 HOMEOWNER GUIDE

SAVE WATER.
GROW BEAUTY.
FIND REBATES.

A practical Tampa Bay guide to landscaping incentives, irrigation rebates and beautiful, water-wise outdoor spaces.

City of Tampa / Hillsborough County / Pinellas County / Pasco County



PREPARED BY MILLENNIUM LAWN, LANDSCAPE & NURSERY

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WHY THIS GUIDE MATTERS

A better-looking yard can use less water.

With regional water restrictions in place, a water-wise landscape is both a practical upgrade and an investment in long-term curb appeal.

ONE DAY PER WEEK

Current regional lawn-watering limit

The Southwest Florida Water Management District has extended Modified Phase III restrictions through **March 31, 2027**. Local governments may impose different or stricter schedules.

WHY HOMEOWNERS ARE RETHINKING THEIR LAWNS

- **Water is limited.**
  Replacing thirsty turf in the right places can reduce long-term irrigation demands.
- **The programs are different by location.**
  Tampa and unincorporated Hillsborough have turf-conversion programs; Pinellas and Pasco have different options.
- **Irrigation efficiency can qualify for regional rebates.**
  Eligible potable-water customers may receive help upgrading existing sprinkler systems.
- **Start with eligibility, not installation.**
  Many programs require workshops, contractor participation or prequalification before work begins.

A useful rule of thumb

Your service address, water provider and project type matter more than your ZIP code. Always verify the exact program before buying materials.

WHAT IS HAPPENING NOW

A brown patch is not always a watering problem.

Fall brings a combination of water restrictions, slowing turf growth and potential pest or disease pressure. Start with a diagnosis before treating a lawn.

01

DROUGHT & UNEVEN IRRIGATION

Dry areas, clogged sprinkler heads or uneven coverage can leave grass thin and stressed.

02

LARGE PATCH DISEASE

Cool-season conditions can favor fungal problems in Florida warm-season turf, often producing expanding brown areas.

03

CHINCH BUGS & OTHER PESTS

Insect activity can resemble drought damage. Proper identification helps avoid unnecessary pesticide use.

04

FALL WATERING ADJUSTMENTS

Lawns often need less irrigation as temperatures and growth rates decline. Water only as allowed and needed.

Better first step

Schedule a lawn or irrigation assessment before applying chemicals, adding fertilizer or replacing sod.

QUICK COMPARISON

Which landscape rebate fits your property?

These are different programs, not one statewide rebate. Follow the path that matches where you live or who supplies your water.

CITY OF TAMPA

Turf-to-plant conversion

Up to $3,000 reported; workshops required.

UNINCORPORATED HILLSBOROUGH

Turf conversion

Workshop-led rebate; dollar cap not published.

PINELLAS COUNTY

Former FLIP turf pilot

Up to $2,000 historically; not accepting applications.

PASCO COUNTY

Water-efficient irrigation

Regional rebates and a free evaluation option; no verified countywide turf-replacement rebate.

ELIGIBLE REGIONAL CUSTOMERS

Sprinkler upgrades

Tampa Bay Water Wise: specific component and smart-controller incentives.

HOAs / COMMERCIAL

Custom water-saving project

Up to 50% of eligible costs, with advance review.

Important

Rebates can change. Verify current funding and eligibility before starting work.

TURF CONVERSION

City of Tampa: FLIP your yard.

For eligible City of Tampa participants who want to transform a section of irrigated grass into a Florida-Friendly landscape.

UP TO

$3,000

Reported maximum rebate

PROJECT SIZE

Up to 500 sq. ft.

of irrigated turf converted

HOW TO GET STARTED

- **1. Join the workshop interest list**
  Registration for the upcoming series is not yet open. Email SaveWater@tampa.gov for updates.
- **2. Attend the three required workshops**
  Microirrigation and site selection; landscape design; plant selection and soil preparation.
- **3. Prepare an approved design**
  Identify an eligible irrigated-turf area and obtain program approval before installation.
- **4. Complete the work and final evaluation**
  Keep receipts, meet design requirements and submit the required rebate documentation.

TENTATIVE 2027 WORKSHOPS

March 13 • April 17 • May 22

Confirm dates and registration with the City.

OPEN CITY OF TAMPA FLIP DETAILS

OUTSIDE TAMPA CITY LIMITS

Unincorporated Hillsborough: a separate FLIP.

Hillsborough County has its own 2027 workshop track. Do not use the City of Tampa registration instructions for a county address.

REBATE OPPORTUNITY

Eligible participants who complete the series and approved project can apply for reimbursement of qualified expenses. **The county has not published a confirmed rebate dollar cap** on its current program page.

2027 WORKSHOP DETAILS

MAR 13	**Microirrigation & site selection**
APR 17	**Landscape design basics**
MAY 22	**Plant selection & soil prep**

LOCATION & COST

UF/IFAS Extension, 5339 County Road 579, Seffner, FL 33584
9:00-11:45 a.m. | $10 per workshop | In-person
Separate registration is required for each workshop. Signups are expected to open soon.

VIEW HILLSBOROUGH FLIP PROGRAM

PINELLAS COUNTY

The turf-conversion pilot is paused.

Pinellas homeowners still have water-saving choices, but the former county FLIP rebate is not open to new applications.

FORMER PINELLAS FLIP PILOT

Up to $2,000

Historically a 50% rebate in selected watersheds. The county now states that it is **not accepting applications**. No reopening date is confirmed.

WHERE THE OLD PILOT APPLIED

McKay Creek, Allen's Creek and the Lake Seminole Basin. The county's online page still references an old reopening target, so rely on its present application status rather than that date.

WHAT CAN HOMEOWNERS DO INSTEAD?

- **Check Tampa Bay Water Wise eligibility.**
  Qualifying potable-water customers may receive sprinkler-system or smart-controller incentives.
- **Plan a water-wise landscape anyway.**
  Right-plant/right-place design, mulch and efficient irrigation can reduce future water demand.
- **Ask about any new county program.**
  Pinellas Environmental Management: 727-464-4425 | watershed@pinellas.gov.

CHECK PINELLAS COUNTY FLIP STATUS

PASCO COUNTY

Savings start with smart irrigation.

Pasco residents can use regional rebates and request a free county Extension evaluation, even without a verified countywide turf-conversion rebate.

SMART CONTROLLER

Up to $250

For prequalified homeowners choosing their own eligible device and licensed installer.

FREE SERVICE

Irrigation evaluation

Offered by UF/IFAS Extension Pasco.

A PRACTICAL THREE-STEP PLAN

- **1. Schedule the no-cost evaluation**
  UF/IFAS reviews controller programming, sprinkler zones and water waste. The evaluators do not make repairs.
- **2. Identify rebate-eligible improvements**
  A licensed contractor can help estimate repairs and efficient components, while you confirm which rebate path applies.
- **3. Apply with the correct paperwork**
  Regional Water Wise programs may need a utility bill, licensed contractor documents or prequalification before purchasing.

FREE PASCO EVALUATION

352-518-0156 | KKaste@pascocountyfl.net

BOOK OR LEARN ABOUT PASCO EVALUATIONS

TAMPA BAY WATER WISE

Small irrigation upgrades add up.

These regional sprinkler-component rebates may be available to eligible customers using potable water from participating local utility providers.

ELIGIBLE COMPONENT	PUBLISHED REBATE
Sprinkler-system evaluation	Up to $100
High-efficiency rotary nozzles	$5 each
Pressure-regulated spray bodies	$10 each
Rain sensor installation or repair	$50
WaterSense weather-based controller	$100
Cap unnecessary sprinkler heads	$3 each

Who typically qualifies? Existing single-family homes irrigating with potable water from Pasco County, Pinellas County, Hillsborough County or the cities of Tampa, St. Petersburg or New Port Richey. Reclaimed water, well and pond systems are excluded from this sprinkler-component program.

Contractor requirement

For the sprinkler-component rebate, use a licensed irrigation contractor listed by the program and obtain the signed contractor rebate form and itemized paid invoice.

SEE ELIGIBILITY & APPLY

SMART CONTROLLER PROGRAM

A separate path may cover up to $250.

Do not confuse the standard $100 sprinkler-controller component rebate with the prequalification-based smart-controller program.

TWO WAYS TO PARTICIPATE

Up to $250 back

Choose your own eligible controller and licensed contractor, or see whether you qualify for a free device and installation through the program's designated installer.

PREQUALIFICATION CHECKLIST

- **Check your water use first**
  Eligibility is based in part on average potable-water consumption, generally about 18,000 gallons/month or more.
- **Check the property and equipment**
  Existing detached single-family house at least two years old with an automatic in-ground potable-water irrigation system.
- **Confirm paperwork and the installer**
  Keep the utility bill, device and labor receipts, and signed contractor checklist. The program may inspect installations.
- **Follow watering restrictions anyway**
  A smart controller does not exempt your lawn from local schedules or restrictions.

VIEW SMART CONTROLLER OPTIONS

PROPERTY MANAGERS & HOAS

Larger projects may qualify for up to 50%.

A regional Customizable Rebate can help eligible HOAs, CDDs, commercial properties and multifamily communities improve water efficiency.

CUSTOMIZABLE REBATE

Up to 50% of eligible project costs

POTENTIAL PROJECT TYPES

Irrigation controls

Weather-based controllers, flow sensors and pressure regulation.

System conversions

High-volume spray to microirrigation and mixed-zone separation.

Landscape renovation

Water-saving Florida-Friendly Landscaping conversions.

Site-wide efficiency

Other eligible projects reviewed for water savings.

BEFORE WORK BEGINS

Contact the program to discuss the proposal and arrange a pre-inspection. The program provides its own eligibility and reimbursement decisions. **Do not start a rebate-dependent project before clearance.**

LEARN ABOUT THE CUSTOMIZABLE REBATE

YOUR NEXT STEPS

Your five-step water-wise project plan.

Use this simple checklist before making a landscape purchase or signing a contract.

01

CONFIRM YOUR JURISDICTION

Determine whether your address is in the City of Tampa, unincorporated Hillsborough, Pinellas, Pasco or another municipality.

02

IDENTIFY YOUR WATER SOURCE

Check your utility bill. Several irrigation rebates require potable-water irrigation from a participating utility.

03

MATCH THE PROJECT TO THE PROGRAM

Lawn conversion, sprinkler repair, smart controller and HOA-scale upgrades have different criteria.

04

GET APPROVAL OR PREQUALIFY FIRST

Attend workshops where required. Confirm participating contractors, eligible products, inspections and funding.

05

SAVE DOCUMENTATION

Keep your approved plan, receipts, itemized invoices, utility bill, before/after photos and contractor forms.

One more check

Local watering rules still apply during and after installation. Verify any establishment-watering exceptions for your address.

MAKE IT BEAUTIFUL

A water-wise yard does not have to look sparse.

Think in attractive layers: shade, texture, seasonal color, efficient irrigation and low-maintenance materials.

01 RIGHT PLANT, RIGHT PLACE

Match sun exposure, soil, drainage, mature size and irrigation needs before selecting plants.

02 PLANTING BEDS WITH PURPOSE

Use shrubs, perennials and groundcovers to reduce unnecessary turf in the areas you want to redesign.

03 MULCH AND WATER-SMART ZONES

Use appropriate mulch and group plants by watering needs, then consider microirrigation where suitable.

04 HARDSCAPE THAT WORKS

Pavers, paths and thoughtful outdoor living areas can add function alongside planted spaces.

Design note

Plant suitability varies by property. Choose locally appropriate species and confirm water needs with your landscape professional.

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READY FOR A SMARTER LANDSCAPE?

Let's build a yard you'll love.

From a single planting bed to a full property transformation, Millennium Lawn, Landscape & Nursery offers design, plants, irrigation, drainage, pavers and ongoing care in one place.

MILLENNIUM LAWN, LANDSCAPE & NURSERY

(813) 920-8041

12032 Tarpon Springs Rd.
Odessa, FL 33556

Serving Hillsborough, Pinellas, Pasco & Hernando

REQUEST A FREE LANDSCAPE ESTIMATE

MILLENNIUMLAWNANDLANDSCAPE.COM

Rebates are administered by public agencies and utility programs. Millennium does not guarantee eligibility, approval or reimbursement.

SOURCES & DISCLOSURES

Official resources to keep handy.

Click any source below to verify eligibility, availability, application forms and local requirements. Checked November 8, 2026.

01 **Southwest Florida Water Management District - regional water restrictions**

02 **City of Tampa - Florida-Friendly Landscaping Incentive Program**

03 **City of Tampa - October 2026 FLIP program update**

04 **Hillsborough County - Florida-Friendly Landscaping Incentive Program**

05 **Pinellas County - FLIP status and prior program rules**

06 **Pasco UF/IFAS - free irrigation system evaluation**

07 **Tampa Bay Water Wise - sprinkler system rebates**

08 **Tampa Bay Water Wise - smart irrigation controller options**

09 **Tampa Bay Water Wise - Customizable Rebate**

10 **Tampa Bay Water Wise - terms and conditions**

11 **FOX 13 - October 2026 reporting on Tampa FLIP maximum**

12 **UF/IFAS - Fall landscape care and brown spots**

13 **UF/IFAS - Summer lawn and irrigation care**

GOOD TO KNOW

Program details, funding, eligibility and water rules can change without notice. This guide is educational, not a promise of rebates or a representation that Millennium is an approved participating contractor for any particular utility program. Confirm requirements directly with the agency **before spending money or starting work.**