



FREE GUIDE · 2026 EDITION

The Denver Homeowner's Guide to Artificial Turf

Costs, HOA rules, and how to choose the right installer — straight from a Front Range crew that has installed across the Denver metro for years.



Introduction

Denver's climate is genuinely hard on natural grass. Freeze-thaw cycles heave the soil in winter, summers bring stretches of heat and drought, and Denver Water's two-day-per-week irrigation restrictions make keeping a lawn green an uphill battle. More and more homeowners are running the numbers and landing on artificial turf.

This guide covers everything you need before you commit: whether turf actually fits your yard, what installation realistically costs in Denver in 2026, how Colorado HOA law works, and what to ask any installer before you hand over a deposit.

QUICK ANSWER

Artificial turf in Denver typically costs **\$10–\$30 per sq ft installed**, depending on base prep requirements, materials, and yard complexity. Colorado law (SB23-178) prevents HOAs from outright banning artificial turf. The most consequential decision you'll make is choosing an installer who understands Denver's freeze-thaw soil conditions — because base prep is where projects succeed or fail.

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Is Artificial Turf Right for Your Yard?

When Turf Makes Sense in Denver's Climate

Denver gets over 300 days of sunshine a year, but the climate is harder on grass than most people expect. Soil heaves during winter freeze-thaw cycles. Summers bring real heat and periodic drought. And the two-day-per-week watering restriction during irrigation season means maintaining a lush natural lawn takes serious effort — and money.

Artificial turf eliminates most of those problems. No water, no fertilizer, no mowing. It holds through hard freezes and looks the same in spring as it did in fall. For the right yard, it's a straightforward upgrade.

BEST APPLICATIONS FOR DENVER YARDS

- **Backyard living spaces** — high-traffic areas where natural grass gets worn down or turns to mud.
- **Front yards** — curb appeal without the maintenance burden, especially on south-facing slopes that dry out fast.
- **Pet areas** — purpose-built pet turf with antimicrobial infill and drainage systems designed to handle waste effectively.
- **Putting greens** — one of the most popular specialty installs in Denver's outdoor-active culture.
- **Side yards and shaded areas** — spots where grass struggles to grow at all.

What Turf Won't Solve

Turf is not a fix for poor drainage. If your yard holds standing water after rain or snowmelt, that problem needs to be addressed during base prep — not buried under turf. A good installer will flag this during the estimate.

Turf also runs warmer than natural grass in direct summer sun. On a 90-degree Denver afternoon, surface temperatures can climb well above ambient air temperature. If young children play barefoot in full sun, factor that into your layout. Shaded areas and lighter-colored infill both help reduce heat retention.



What Does Artificial Turf Actually Cost in Denver?

The Numbers, Straight

Nationally, artificial turf installation averages **\$15–\$19 per sq ft installed**, according to LawnStarter's 2026 pricing data. In Colorado, the range is wider — **\$10–\$30 per sq ft** — because Denver's freeze-thaw climate demands more substantial base preparation than warmer states, and material quality spans from entry-level polyethylene to premium nylon systems.

Timber Turf Works prices projects at **\$8–\$18 per sq ft**, depending on yard conditions and material selection.

Here's what mid-quality installation looks like at common project sizes, based on the national average:

Project Size	Mid-Quality Installed Cost
250 sq ft	\$3,700 – \$4,675
500 sq ft	\$7,400 – \$9,350
750 sq ft	\$11,100 – \$14,025
1,000 sq ft	\$14,800 – \$18,700

Based on national average of \$15–\$19 per sq ft (LawnStarter, 2026).

WHAT DRIVES THE COST UP

- **Nylon turf** — the most durable fiber type, but runs roughly 20% more than standard polyethylene.
- **Sloped or curved yards** — more labor, more material waste, more complex drainage design.
- **Heavy base prep** — Denver's freeze-thaw conditions require a properly compacted angular gravel base, typically 3–4 inches deep; cutting corners here causes turf to buckle or shift within a few seasons.
- **Pet infill systems** — antimicrobial infill, enhanced drainage layers, and odor-control products add to the total, but they're worth it for dog owners.



WHAT BRINGS THE COST DOWN

- Flat, simple rectangular yards with no obstacles.
- Smaller square footage.
- Standard polyethylene turf — still durable, just not as resilient under extreme use.
- Yards with good existing drainage and stable soil.

The 5-Year Cost Comparison: Turf vs. Sod

Natural grass looks cheaper upfront. Sod in Denver typically runs **\$1–\$2 per sq ft** for materials alone. But the ongoing costs add up fast.

Denver Water's tiered pricing, combined with the two-day watering restriction, means homeowners with large grass areas either spend heavily on water or watch the lawn deteriorate. Add fertilizer, aeration, overseeding, and mowing — whether your time or a service — and the gap closes quickly. Over five years, a well-installed turf system typically pays for itself through eliminated water bills and zero maintenance costs. For a 500 sq ft area, the math usually favors turf by year three or four.

Financing

Timber Turf Works offers **0% interest financing** on qualifying projects. Ask about it when you book your estimate — it makes the upfront cost significantly more manageable for most homeowners.

HOA Rules in Denver and Colorado

What Colorado Law Actually Says

About **60% of Coloradans live under an HOA**, so this section matters for most Denver homeowners. The good news: Colorado has some of the strongest homeowner protections in the country when it comes to water-wise landscaping.

Colorado HB 21-1229, signed in 2021, established that HOAs cannot prohibit xeriscape or nonvegetative turf grass, including artificial turf. That was a meaningful shift.

Colorado SB23-178, signed by Governor Polis in 2023, went further. It strengthened homeowner rights by requiring HOAs to allow water-wise landscaping alternatives — including artificial turf — and closed the old loophole that let HOAs block installs using vague "design" or "aesthetic" objections.



THE BOTTOM LINE

Your HOA cannot outright ban artificial turf in Colorado.

What HOAs Can Still Regulate

The law doesn't eliminate HOA oversight entirely. Your HOA can still set reasonable guidelines around:

- **Placement** — where on the property turf is installed.
- **Aesthetic standards** — color, pile height, visible edging requirements.
- **Product type** — within reason; they cannot require you to use natural grass.

The line is between regulating how turf looks and prohibiting it altogether. The latter is no longer legal.

How to Handle Your HOA Before You Install

1. **Submit a written request** to your HOA board before scheduling installation. Include product specs, a site plan, and photos of comparable installs.
2. **Get written approval** before any work begins. Verbal approval is not enforceable.
3. **Bring your installer to the HOA meeting** if the board has questions. An experienced installer who has navigated Denver HOA approvals before can address technical objections directly.

Timber Turf Works has worked with Denver-area HOAs many times and can provide documentation packages that move the approval process along.

7 Questions to Ask Any Installer Before You Sign

Not all artificial turf installers are equal. Denver's climate creates specific technical requirements that separate experienced local crews from out-of-state companies or general landscapers who added turf to their service list. Ask every installer these seven questions before you commit.

1. How long have you been installing artificial turf in Denver specifically?

Local experience matters. Denver's freeze-thaw soil behavior is different from Phoenix or Houston. You want an installer who has watched their own installs hold up through multiple Colorado winters.



2. What base material and depth do you use?

The correct answer is compacted angular gravel at a minimum of 3–4 inches for Colorado conditions. Crushed rock, decomposed granite, or shallow bases are red flags. This is the single most important technical question you can ask.

3. Do you handle drainage design?

Drainage is not an afterthought. A properly installed turf system directs water away from the foundation and prevents pooling. If an installer doesn't bring this up proactively, ask directly.

4. What turf brands do you carry, and what are the pile height and face weight specs?

Pile height (typically 1.5–2 inches for residential) and face weight — the density of the fibers, measured in ounces per square yard — directly affect how the turf looks and how long it lasts. An installer who can't answer this specifically doesn't know their product.

5. What warranty do you offer on materials and labor — separately?

These are two different things. A 10-year manufacturer warranty on the turf means nothing if the installer won't stand behind their base prep work. Get both in writing.

6. Can you show me references or before-and-after photos from recent Denver projects?

Any established local installer has a portfolio. Ask for projects similar to yours in size and application. A company with verified Google reviews and a 5-star rating — like Timber Turf Works — has a documented track record you can verify on your own.

7. Is your installation crew in-house or subcontracted?

In-house crews are accountable to the company's standards. Subcontracted crews vary in quality and training. Know who is actually showing up to your yard.

Red Flags to Watch For

- No written warranty on labor.
- Unlicensed crew or no proof of insurance.
- No local references or photos of completed Denver projects.
- Base depth under 3 inches.



- "We'll match any quote" with no explanation of what changes — price matching without specification changes usually means cutting corners on base prep.

The Timber Turf Works Process

Timber Turf Works is a Denver-based artificial turf installation company serving the Front Range. Here's exactly what working with us looks like, from first contact to finished yard.

Step 1 Free Estimate. Schedule online at timberturfworks.com or call **(720) 780-0397**. A project specialist visits your property, measures the space, assesses drainage and soil conditions, and gives you a detailed written quote — no obligation.

Step 2 Design Consultation. You choose your turf product based on your priorities: pile height, face weight, color, pet-friendliness, or putting green performance. We walk you through options at every price point within your budget.

Step 3 HOA Approval Support (if needed). If your property is under an HOA, we provide the full documentation package and can attend your HOA meeting to answer technical questions. We've been through this process with Denver-area HOAs many times.

Step 4 Base Preparation. This is where the real work happens. Existing material is excavated, the subgrade is graded for drainage, and a compacted angular gravel base is installed to the depth required for Colorado's freeze-thaw conditions. No shortcuts.

Step 5 Turf Installation. The turf is cut, seamed, secured, and infilled. Edging is finished to HOA or homeowner spec. Pet systems include additional drainage layers and antimicrobial infill.

Step 6 Walkthrough and Care Instructions. Before the crew leaves, you walk the finished project with the installer. You get written care instructions — what to do, what to avoid, and how to maintain the turf over the long term.

Step 7 Warranty. We provide separate warranties on materials and labor. Ask for the specifics during your estimate.



Ready for your free estimate?

Verified 5-star Google rating, fully in-house Denver crew, 0% financing available, and a team that has worked through Denver's specific climate and HOA landscape for years.

BOOK ONLINE

timberturfworks.com

CALL DIRECT

[\(720\) 780-0397](tel:(720)780-0397)

EMAIL

info@timberturfworks.com

Frequently Asked Questions

Does artificial turf hold up through Denver winters?

Yes — when it's installed correctly. The key is a properly compacted angular gravel base at 3–4 inches depth, which accommodates soil movement during freeze-thaw cycles without buckling or shifting the turf surface. Turf installed with a shallow or improper base will fail within a few seasons in Colorado's climate.

How hot does artificial turf get in Denver summers?

Surface temperatures in direct sun run well above ambient air temperature on hot days. On a 90-degree afternoon, turf in full sun can get significantly hotter than the air around it. Shaded areas stay cooler, and lighter-colored infill materials help reduce heat retention. Worth considering in your layout, especially for areas where children play barefoot.

Can my HOA legally block my artificial turf installation in Colorado?

No. Colorado SB23-178 (signed 2023) prevents HOAs from prohibiting water-wise landscaping alternatives, including artificial turf. HOAs can still regulate placement and aesthetic guidelines within reason, but they cannot ban it outright. Get written approval before installation regardless.

How long does artificial turf last?

A quality system, properly installed, typically lasts 15–20 years under normal residential use. High-traffic areas or pet zones may show wear earlier, but consistent infill maintenance extends the life significantly.



Is artificial turf safe for dogs?

Yes, with the right system. Pet turf uses antimicrobial infill and an enhanced drainage layer designed to handle waste and control odor effectively. Standard residential turf without a pet-specific drainage system works less well for heavy dog use. Tell your installer upfront if pets are a primary use case.

How long does installation take?

Most residential projects in the 250–1,000 sq ft range take one to two days. Larger or more complex projects with significant base prep may take longer. Your installer should give you a clear timeline during the estimate.

Do I need to maintain artificial turf?

Minimal maintenance is required. Rinse the turf periodically to clear dust and debris. Brush the fibers occasionally to keep the pile upright. For pet areas, rinse more frequently and use an enzyme-based cleaner as needed. No mowing, fertilizing, aerating, or seasonal replanting.