
OLR Bill Analysis

SB 225

AN ACT CONCERNING CERTAIN ROOFTOP SOLAR INSTALLATIONS IN COMMON INTEREST OWNERSHIP COMMUNITIES.

SUMMARY

This bill prohibits planned community associations from adopting or enforcing rules that would effectively prohibit unit owners from installing solar power generating systems (i.e., solar panels) on their own units' roofs. Condominiums and cooperatives are exempt from the bill's prohibition. Presumably, any condominiums or cooperatives located within a planned community are also exempt.

The bill authorizes planned community associations to adopt rules governing these systems with respect to (1) their size; (2) the manner in which they are attached, installed, and removed; and (3) the unit owner's responsibility for their maintenance and periodic upkeep. The rules may also prohibit owners from installing them on the association's common elements.

Under existing law, the association's executive board must give unit owners certain notice before adopting any rules and any adopted rules must be reasonable.

The bill also makes technical changes.

EFFECTIVE DATE: October 1, 2022

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable

Yea 18 Nay 8 (03/11/2022)