

REVENUE: No Revenue Impact  
FISCAL: Has minimal fiscal impact  
SUBSEQUENT REFERRAL TO:

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Action:

Vote:

Yeas:

Nays:

Exc.:

Prepared By: James LaBar, Administrator

Meeting Dates:

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**WHAT THE MEASURE DOES:** Prohibits person conveying fee title to real property from including in instrument provision prohibiting installation and use of solar panels on residential lots. Declares provision in declaration or bylaws of planned community or condominium prohibiting owner from installing or using solar panels as void and unenforceable; specifies owner is person who owns roof or other exterior portion of building or improvement on which solar panels would be installed. Allows owner of record of property to file petition to remove such provision.

**ISSUES DISCUSSED:**

**EFFECT OF COMMITTEE AMENDMENT:** No amendment.

**BACKGROUND:** “Covenants, conditions and restrictions,” commonly called CC&Rs, are a set of rules established by a developer or a homeowners association that govern residences in a particular neighborhood or condominium. CC&Rs are typically attached to the title of a property. In some cases, CC&Rs may prohibit or restrict the use of solar energy systems within a community.

House Bill 2559A would prohibit the conveyance of real property and CC&Rs that ban the installation and use of solar panels.

The vote count in the Energy and Environment Committee was 5-4, and the House vote count was 36-23-1.