

HOUSE RESEARCH

Bill Summary

FILE NUMBER: H.F. 2918
Version: First engrossment

DATE: March 20, 2014

Authors: Morgan

Subject: Residential solar energy systems

Analyst: Mary Mullen

This publication can be made available in alternative formats upon request. Please call 651-296-6753 (voice); or the Minnesota State Relay Service at 1-800-627-3529 (TTY) for assistance. Summaries are also available on our website at: www.house.mn/hrd/.

Overview

This bill limits how residential communities can regulate solar energy systems.

Section

- 1** **Limits on certain residential solar energy systems prohibited.** Prevents homeowners associations, common interest communities, and other residential communities from limiting a homeowner's use of solar energy when the homeowner owns a single-family dwelling, that is attached or detached, there are no upper and lower boundaries to the property, and the owner is responsible for the roof. This section does allow a homeowners association or common interest community, or other residential community, to impose other restrictions on the installation, maintenance, and location of the solar energy system.
- 2** **Compliance with covenants, bylaws, and rules.** Provides that apartment owners in a condominium under Minnesota Statutes, chapter 515, must comply with the terms provided in section 1.
- 3** **Construction and validity of declaration and bylaws.** Provides that declaration and bylaws applying to common interest communities under Minnesota Statutes, chapter 515B, must comply with the terms provided in section 1.
- 4** **Powers of unit owners' association.** Provides that a unit owners' association cannot make declarations or bylaws that do not comply with section 1.