

OFFICE OF FISCAL ANALYSIS

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sHB-5168

AN ACT CONCERNING SOLAR INSTALLATIONS IN CONDOMINIUMS AND COOPERATIVES.

As Amended by House "A" (LCO 4029), House "C" (LCO 4111)
House Calendar No.: 166

OFA Fiscal Note

State Impact: None

Municipal Impact:

Municipalities	Effect	FY 25 \$	FY 26 \$
All Municipalities	Potential Revenue Gain	Minimal	Minimal

Explanation

The bill prohibits unreasonable restrictions of common interest communities' declarations or bylaws that unreasonably restrict the installation of solar panels on certain types of units. This results in a potential minimal revenue gain to municipalities beginning in FY 25 for building permits fees associated with the installation of solar panels.¹

This bill results in minimal potential savings for some ratepayers. The bill provides a framework for the installation of solar panels to single family detached units in common interest ownership communities and increases accessibility to solar power generation for some residents. This creates minimal potential savings for ratepayers to the extent this bill increases solar power utilization in single family detached units.

¹ Each municipality sets its own fee amounts for building permits. Building permit fees often range from \$10 to \$15 per \$1,000 of construction.

The bill also makes other various changes to common interest communities that do not result in a fiscal impact to the state or municipalities.

House "A" alters the original bill by making various changes to common interest communities that does not result in a fiscal impact.

House "C" alters the original bill by exempting cooperatives from provisions of the bill which may reduce any fiscal impact associated with the bill.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to the number of building permits fees issued.