

# Planning and Development Committee JOINT FAVORABLE REPORT

**Bill No.:** HB-5168  
AN ACT CONCERNING SOLAR INSTALLATIONS IN CONDOMINIUMS AND  
**Title:** COOPERATIVES.  
**Vote Date:** 3/15/24  
**Vote Action:** Joint Favorable Substitute  
**PH Date:** 2/21/2024  
**File No.:**

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## **SPONSORS OF BILL:**

Planning and Development Committee

## **REASONS FOR BILL:**

This bill clarifies previously enacted legislation of the installation of solar power generating systems. It would eliminate barriers to homeowners that wish to install residential solar panels on their property. Residential solar generation reduces monthly electricity bills and contributes to cleaner air and a better environment. The bill's language seeks to balance the interests of all that live in the community.

## **RESPONSE FROM ADMINISTRATION/AGENCY:**

None expressed.

## **NATURE AND SOURCES OF SUPPORT:**

[Connecticut General Assembly, Representative Jeff Currey, 11<sup>th</sup> Assembly District:](#)

Rep. Currey expressed that it can be difficult for residents of condominiums and cooperatives to reduce their carbon footprint while also following guidelines imposed by their respective homeowner association. He stated this legislation will make it significantly easier for residents to reduce their personal carbon emissions while also not encroaching upon the physical property of others.

[Aziz Dehkan, Executive Director, CT Roundtable on Climate & Jobs](#)

The Connecticut Roundtable on Climate and Jobs (CRCJ) stated that distributed solar, also known as rooftop solar or distributed generation, offers several benefits to ratepayers. The list of benefits includes reduced electricity cost, energy independence, hedge against rising electricity prices, environmental benefits, grid support and reliability, local economic development, grid infrastructure savings, and increased resilience to natural disasters. These benefits should not be limited to single-family homes.

[Charles Rothenberger, Energy Attorney, Save the Sound](#)

Save the Sound stated that the bill would eliminate artificial and unnecessary barriers to homeowners being able to benefit from residential solar installations on their property. They also shared that residential solar generation allows households to substantially reduce, and even eliminate, their monthly electricity bills while contributing to cleaner air and a healthier environment for everyone.

[Scott Sandler, Fellow, CAI](#)

Scott Sandler stated that as energy costs continue to rise, and in recognition of green energy initiatives, there is an increase in the demand for solar power generating systems. However, there are several factors that impact the decision of whether to proceed with installations of solar panels. These include: the direction the building faces, landscaping, type and age of the roofing materials, responsibility for the repair and replacement of the roof and the solar equipment, costs of installation and future maintenance, and personal aesthetic preferences. He commended the language of the bill for balancing the interests of homeowners who wish to install solar equipment on their rooftops, other owners in the community, and the associations that govern the community

#### **NATURE AND SOURCES OF OPPOSITION:**

[Hillary Nolan, CT Resident](#)

Hillary expressed that if people want solar it should be a choice and not a mandate.

#### **GENERAL COMMENTS:**

[Samuel Gold, Board Member, THOTS Condo Association](#)

The Town House on the Square Condominium Association shared they have found challenges implementing solar and electronic car charging in their community of attached townhouses. They stated that the board and other members of their community applaud the Committee for taking on the issue of solar installations at condominiums and proposing ways to make the process faster, cheaper and more accessible and widespread. But they requested that the focus be broadened to include solar in attached condos with shared roofs, as is the situation in their association. The benefits of solar should not be limited only to those in free-standing homes.

**Reported by: Ashley Orser**

**Date:3/18/2024**