

By: Jackson, Mike

S.B. No. 403

A BILL TO BE ENTITLED

AN ACT

relating to the regulation of solar energy panels by a property owners' association.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Chapter 202, Property Code, is amended by adding Section 202.010 to read as follows:

Sec. 202.010. REGULATION OF SOLAR ENERGY PANELS. (a) In this section, "solar energy panel" means a panel device or system designed primarily to:

(1) collect solar energy, as defined by Section 2166.403, Government Code; or

(2) collect and subsequently use solar energy as thermal, mechanical, or electrical energy.

(b) Except as otherwise provided by this section, a property owners' association may not include or enforce a provision in a dedicatory instrument that prohibits or restricts a property owner from installing a solar energy panel.

(c) A provision that violates Subsection (b) is void.

(d) This section does not prohibit the inclusion or enforcement of a provision in a dedicatory instrument that prohibits a solar energy panel that:

(1) threatens the public health or safety;

(2) violates a law;

(3) is located on property owned or maintained by the

1 property owners' association;

2 (4) is located on property owned in common by the
3 members of the property owners' association;

4 (5) is located in an area on the property owner's
5 property other than:

6 (A) on the roof of the home; or

7 (B) in a fenced yard or patio maintained by the
8 property owner; or

9 (6) is mounted on a device that is taller or more
10 visually obtrusive than is necessary for the panel to operate at not
11 less than 90 percent of its rated efficiency.

12 SECTION 2. Section 202.010, Property Code, as added by this
13 Act, applies to a provision in a dedicatory instrument without
14 regard to whether the provision or the dedicatory instrument takes
15 effect or is renewed before, on, or after the effective date of this
16 Act.

17 SECTION 3. This Act takes effect immediately if it receives
18 a vote of two-thirds of all the members elected to each house, as
19 provided by Section 39, Article III, Texas Constitution. If this
20 Act does not receive the vote necessary for immediate effect, this
21 Act takes effect September 1, 2009.