

By: Shapleigh

S.B. No. 677

A BILL TO BE ENTITLED

AN ACT

relating to requiring solar panels to be offered by certain builders of new homes.

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

SECTION 1. The heading of Subtitle F, Title 16, Property Code, is amended to read as follows:

SUBTITLE F. REGULATION [~~INSPECTION~~] OF [~~NEW~~] RESIDENTIAL CONSTRUCTION GENERALLY

SECTION 2. The heading of Chapter 446, Property Code, is amended to read as follows:

CHAPTER 446. INSPECTION OF RESIDENTIAL CONSTRUCTION IN UNINCORPORATED AREAS AND OTHER AREAS NOT SUBJECT TO MUNICIPAL INSPECTIONS

SECTION 3. Subtitle F, Title 16, Property Code, is amended by adding Chapter 447 to read as follows:

CHAPTER 447. REQUIREMENTS FOR NEW CONSTRUCTION CONTRACTS

Sec. 447.001. SOLAR PANEL OPTION REQUIRED IN CERTAIN SUBDIVISIONS. (a) In this section, "solar energy device" means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.

1 (b) This chapter applies only to a contract for construction
2 of a new home in a subdivision that contains more than 50 lots on
3 which the builder has built or is offering to build new homes.

4 (c) A builder who enters into a contract to which this
5 chapter applies shall offer the home buyer an option to install a
6 solar energy device on the home for heating or cooling or for the
7 production of power.

8 SECTION 4. The change in law made by this Act applies only
9 to a contract for new home construction entered into on or after the
10 effective date of this Act. A contract entered into before the
11 effective date of this Act is governed by the law in effect
12 immediately before the effective date of this Act, and that law is
13 continued in effect for that purpose.

14 SECTION 5. This Act takes effect September 1, 2009.