

HOUSE BILL 1104

M5, L6

6lr1246

By: **Delegate Fraser–Hidalgo**

Introduced and read first time: February 11, 2026

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Residential Solar Energy Systems – Local Inspections and Permitting**

3 FOR the purpose of altering the definition of “solar permitting software” for purposes of
4 provisions regarding permitting and inspections of residential solar energy systems;
5 altering the date by which certain counties and municipalities must implement
6 certain solar permitting software; requiring, on or before a certain date, certain
7 counties and municipalities to authorize remote inspections of certain residential
8 solar energy systems; prohibiting a county or municipality from requiring a manual
9 review of certain permits and inspections; prohibiting a county and municipality
10 from setting a solar permitting fee for residential solar energy systems that exceeds
11 a certain amount; limiting review of a certain application to a determination
12 regarding health and safety requirements; authorizing the Attorney General to seek
13 judicial enforcement for failure to comply with this Act; and generally relating to
14 permitting and inspections of residential solar energy systems.

15 BY repealing and reenacting, with amendments,

16 Article – Local Government

17 Section 1–1320

18 Annotated Code of Maryland

19 (2013 Volume and 2025 Supplement)

20 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

21 That the Laws of Maryland read as follows:

22 **Article – Local Government**

23 1–1320.

24 (a) (1) In this section the following words have the meanings indicated.

25 (2) “Administration” means the Maryland Energy Administration.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (3) “Residential energy storage system” means a system, on a residential
2 customer’s side of the meter, used to store electrical energy, or mechanical, chemical, or
3 thermal energy that was once electrical energy, for use as electrical energy at a later date
4 or in a process that offsets electricity use at peak times.

5 (4) “Residential solar energy system” means any configuration of solar
6 energy devices that collects and distributes solar energy for the purpose of generating
7 electricity and that has a single residential interconnection with the electrical grid.

8 (5) **“SOLAR PERMITTING FEE” MEANS A FEE EQUAL TO THE SUM OF**
9 **ALL CHARGES IMPOSED BY A COUNTY OR MUNICIPALITY, INCLUDING CHARGES**
10 **IMPOSED BY A PROVIDER OF SOLAR PERMITTING SOFTWARE, IN CONNECTION WITH**
11 **AN APPLICATION FOR A RESIDENTIAL SOLAR ENERGY SYSTEM.**

12 (6) “Solar permitting software” means[:

13 (i) the most recent version of a web-based platform, developed by
14 the National Renewable Energy Laboratory, that provides a standard portal for receiving
15 and processing residential solar energy system and residential energy storage system
16 permit information; or

17 (ii) automated software that functions to support the tracking and
18 approval of residential building permits for residential solar energy systems, residential
19 energy storage systems, main electrical panel upgrades, and main electrical panel devices]
20 **SOFTWARE OR A COMBINATION OF SOFTWARE THAT:**

21 (I) **AUTOMATES PLAN REVIEW FOR RESIDENTIAL SOLAR**
22 **ENERGY SYSTEMS TO THE MOST RECENT VERSION OF THE MARYLAND BUILDING**
23 **PERFORMANCE STANDARDS, ELECTRICAL CODE, AND FIRE PREVENTION CODE, AS**
24 **APPLICABLE;**

25 (II) **PRODUCES CODE-COMPLIANT APPROVALS;**

26 (III) **ISSUES A CODE-COMPLIANT PERMIT;**

27 (IV) **ACCEPTS ONLINE PAYMENTS FOR ANY PERMITTING FEES**
28 **IMPOSED; AND**

29 (V) **ISSUES PERMITS OR PERMIT REVISIONS IMMEDIATELY ON**
30 **RECEIPT OF ONLINE SUBMISSION OF PERMITTING FEE PAYMENTS, IF APPLICABLE.**

31 (b) This section applies to all counties and municipalities.

1 (c) (1) Subject to subsection [(d)] (E) of this section and except as provided in
2 subsection [(e)] (F) of this section, on or before August 1, [2025] 2027, each county and
3 municipality shall implement solar permitting software for features supporting the
4 tracking and approval of residential building permits for:

5 [(1)] (I) residential solar energy systems;

6 [(2)] (II) residential energy storage systems;

7 [(3)] (III) main electrical panel upgrades; and

8 [(4)] (IV) main electrical panel derates.

9 (2) (I) **SUBJECT TO SUBSECTION (D)(1) OF THIS SECTION, ON OR**
10 **BEFORE AUGUST 1, 2027, EACH COUNTY AND MUNICIPALITY SHALL AUTHORIZE ANY**
11 **INSPECTION REQUIRED FOR A PROJECT PERMITTED BY SOLAR PERMITTING**
12 **SOFTWARE TO BE CONDUCTED REMOTELY THROUGH:**

13 1. **RECORDED VIDEO; OR**

14 2. **PHOTOGRAPH.**

15 (II) **A REMOTE INSPECTION CONDUCTED UNDER THIS**
16 **PARAGRAPH:**

17 1. **MAY NOT COST EXCEED \$100; AND**

18 2. **SHALL BE COMPLETED WITHIN THE SAME TIME**
19 **FRAME AS AN IN-PERSON INSPECTION.**

20 (III) **A COUNTY OR MUNICIPALITY MAY NOT REQUIRE REMOTE**
21 **INSPECTIONS CONDUCTED UNDER THIS PARAGRAPH TO BE CONDUCTED MORE THAN**
22 **ONCE UNLESS THE FIRST INSPECTION RESULTED IN A FAILED INSPECTION.**

23 (3) **A COUNTY OR MUNICIPALITY MAY NOT REQUIRE MANUAL REVIEW**
24 **AT ANY TIME DURING THE PERMITTING AND INSPECTION PROCESS FOR PERMITS**
25 **APPROVED UNDER THIS SUBSECTION.**

26 (4) **BEGINNING AUGUST 1, 2027, A COUNTY OR MUNICIPALITY MAY**
27 **NOT SET A SOLAR PERMITTING FEE THAT EXCEEDS \$200 FOR RESIDENTIAL SOLAR**
28 **ENERGY SYSTEMS.**

29 (5) **AN INSPECTOR MAY REVIEW CONSTRUCTION DOCUMENTS THAT**
30 **ARE PRODUCED BY THE SOLAR PERMITTING SOFTWARE.**

1 **(D) REVIEW OF A PERMIT APPLICATION TO INSTALL A RESIDENTIAL SOLAR**
2 **ENERGY GENERATING SYSTEM SHALL BE LIMITED TO A DETERMINATION WHETHER**
3 **THE APPLICATION MEETS ALL HEALTH AND SAFETY REQUIREMENTS UNDER STATE**
4 **AND LOCAL LAW.**

5 **[(d)] (E)** A county or municipality may not be required to comply with the
6 requirements of subsection (c) of this section if:

7 (1) the county or municipality does not require a permit for:

8 (i) residential solar energy systems; or

9 (ii) residential solar energy systems paired with a residential solar
10 energy storage system; or

11 (2) as determined by the Administration, the automated software is no
12 longer updated or maintained.

13 **[(e)] (F)** The Administration shall delay the initial implementation or suspend
14 the requirements of subsection (c) of this section if there are insufficient State or federal
15 funds available to the Administration to provide financial support to a county or
16 municipality implementing solar permitting software as defined in subsection (a)(5)(i) of
17 this section.

18 **(G) THE ATTORNEY GENERAL MAY SEEK JUDICIAL ENFORCEMENT AGAINST**
19 **A COUNTY OR MUNICIPALITY THAT FAILS TO COMPLY WITH THIS SECTION.**

20 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
21 October 1, 2026.