



House Bill 4 – Restrictions on Use - Solar Collector Systems - Alteration

Position: Support

Maryland REALTORS® supports HB 4, which further defines for property owners what type of restrictions on the placement of a solar collector system would be considered unreasonable. Additionally, this legislation would provide a mechanism that would assist property owners who wish to challenge a restriction enacted by a community association in which they reside.

REALTORS® support efforts that allow property owners to utilize solar equipment in a way that is cost effective and allows them to generate enough energy to offset the expense associated with the equipment. Restrictions enacted by community associations on the placement of solar collector systems can cause homeowners to lose efficiency or increase their installation costs associated with the equipment. This creates a disincentive for homeowners within these communities to become more energy efficient. Having a mechanism in place for homeowners within these communities to challenge unreasonable restrictions on solar collector systems, along with the clarity offered in the definition as to what constitutes unreasonable, is helpful to homeowners within these communities. Additionally, REALTORS® support the same type of mechanism to provide a recourse for property owners who do not reside within a community association, allowing them to challenge unreasonable restrictions on solar collector systems that are enacted by a government entity.

Maryland REALTORS® recommends a favorable report.

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