



Montgomery County

Office of Intergovernmental Relations

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HB 4

DATE: January 24, 2025

SPONSOR: Delegate Smith

ASSIGNED TO: Environment and Transportation Committee

CONTACT PERSON: Garrett Fitzgerald (garrett.fitzgerald@montgomerycountymd.gov)

POSITION: Favorable (Department of Environmental Protection)

Restrictions on Use - Solar Collector Systems - Alteration

This legislation will clarify existing State law to help enable the installation of solar energy systems in residential properties governed by community associations.

Existing State law prohibits restrictions that would impose unreasonable limitations on the installation of solar energy systems on the roof or exterior walls of a building where the property owner owns or has the right to exclusive use. However, the term “unreasonable limitations” is defined vaguely, leading to confusion for all parties.

This legislation clarifies and reinforces the intent of existing State law by more specifically defining that a restriction on use is unreasonable if it increases solar installation costs by at least five percent or reduces energy generated by the solar collector by at least ten percent.

The bill also clarifies and reinforces a community association’s authority to install, prohibit, or restrict solar panels on common elements of a property served by the association.

Solving the climate crisis requires us to shift to clean and renewable energy sources like solar energy. All of us have roles to play and opportunities to benefit from this transition, and no one should be left behind. This legislation will enable thousands of residents in Montgomery County alone, and many more throughout Maryland, to more easily install solar panels on their residences in alignment with State and local climate goals.

We respectfully request that the Environment and Transportation Committee issue a favorable report on House Bill 4.