

CHAPTER 138

(House Bill 117)

AN ACT concerning

Real Property – ~~Installation of Solar Panels~~ Collector Systems – ~~Clarification~~ Restriction on Use and Solar Easement

FOR the purpose of ~~defining certain terms relating to the application of a restrictive covenant as to the installation of solar collection panels in certain locations; prohibiting a condominium council of unit owners from establishing bylaws that impose~~ restriction on use from imposing unreasonable limitations on the installation of a solar collection panels in collector system under certain locations; establishing the right of a condominium unit owner or a lot owner in a development to negotiate with neighboring unit owners or lot owners to obtain a solar easement for a unit or lot that has installed a solar energy system; establishing certain requirements for an instrument creating a solar easement circumstances; authorizing a property owner who has installed or intends to install a solar collector system to negotiate to obtain a solar easement in writing; requiring any written instrument creating a solar easement to include certain provisions; requiring a written instrument creating a solar easement to be recorded under certain circumstances; exempting a restriction on use on certain historic properties from the applicability of this Act; defining certain terms; and generally relating to ~~enabling the installation and access to sunlight of solar energy collector systems.~~

BY repealing and reenacting, with amendments,
Article – Real Property
Section 2-119, ~~11-104(e), and 11-125(f)~~
Annotated Code of Maryland
(2003 Replacement Volume and 2007 Supplement)

~~BY repealing and reenacting, without amendments,
Article – Real Property
Section 11-104(a)
Annotated Code of Maryland
(2003 Replacement Volume and 2007 Supplement)~~

~~BY adding to
Article – Real Property
Section 11-125(f) through (h) and 11B-111.6
Annotated Code of Maryland
(2003 Replacement Volume and 2007 Supplement)~~