

**HOUSE . . . . . No. 3520**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

***Jack Patrick Lewis***

*To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:*

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act facilitating distributed energy resources in the commonwealth.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Jack Patrick Lewis</i>	<i>7th Middlesex</i>	<i>1/17/2025</i>
<i>Carmine Lawrence Gentile</i>	<i>13th Middlesex</i>	<i>2/5/2025</i>
<i>Lindsay N. Sabadosa</i>	<i>1st Hampshire</i>	<i>2/5/2025</i>
<i>Danillo A. Sena</i>	<i>37th Middlesex</i>	<i>2/5/2025</i>
<i>James C. Arena-DeRosa</i>	<i>8th Middlesex</i>	<i>3/12/2025</i>
<i>Marjorie C. Decker</i>	<i>25th Middlesex</i>	<i>3/12/2025</i>
<i>William C. Galvin</i>	<i>6th Norfolk</i>	<i>3/12/2025</i>
<i>Sean Reid</i>	<i>11th Essex</i>	<i>3/18/2025</i>
<i>Erika Uytterhoeven</i>	<i>27th Middlesex</i>	<i>3/24/2025</i>
<i>Mike Connolly</i>	<i>26th Middlesex</i>	<i>4/9/2025</i>
<i>Natalie M. Higgins</i>	<i>4th Worcester</i>	<i>6/11/2025</i>
<i>Margaret R. Scarsdale</i>	<i>1st Middlesex</i>	<i>9/5/2025</i>
<i>Michelle L. Ciccolo</i>	<i>15th Middlesex</i>	<i>10/9/2025</i>

**HOUSE . . . . . No. 3520**

By Representative Lewis of Framingham, a petition (accompanied by bill, House, No. 3520) of Jack Patrick Lewis and others relative to distributed energy resources in the commonwealth. Telecommunications, Utilities and Energy.

**The Commonwealth of Massachusetts**

**In the One Hundred and Ninety-Fourth General Court  
(2025-2026)**

An Act facilitating distributed energy resources in the commonwealth.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1 SECTION 1. Section 1 of chapter 40 of the General Laws is hereby amended by inserting  
2 after section 1B the following section:-

3 Section 1C. “Smart Residential Solar Permitting Platform”, software or a combination of  
4 software that automates plan review, automatically produces code-compliant approvals, accepts  
5 online payments for permitting fees if permitting fees are levied, and instantly issues permits and  
6 permit revisions for residential photovoltaic systems upon online submission of permitting fee  
7 payments, if permitting fees are levied, and a code-compliant application. The Smart Residential  
8 Solar Permitting Platform shall be available for solar photovoltaic systems up to the maximum  
9 capacity allowed with a 200-amp main service disconnect that provides electrical power to a one-  
10 or two-family dwelling, and that may include an energy storage system, a main panel upgrade, or  
11 a main breaker derate.

12 SECTION 2. Said chapter 40 is hereby amended by inserting after section 69 the  
13 following sections:-

14 Section 70.

15 (a) Not later than July 1, 2027, the Permit Granting Authority shall allow for electronic  
16 submission of the permit application and associated documentation for the installation of a  
17 residential solar photovoltaic system, that may include an energy storage system, a main panel  
18 upgrade, and/or a main breaker derate. All required permitting documentation and forms shall be  
19 published on the Permit Granting Authority's publicly accessible internet website. The Permit  
20 Granting Authority shall authorize an electronic signature for the permit application and other  
21 documentation in lieu of a wet signature by an applicant. Electronic submission, including online  
22 payment of associated permitting fees, shall be offered through either an online portal available  
23 on the website of the Permit Granting Authority or via electronic mail to a dedicated account that  
24 shall be capable of receiving permit applications.

25 (b) Upon submission of required permit application documents, the application shall be  
26 deemed complete if, after five business days have elapsed, the Permit Granting Authority has not  
27 issued a written correction notice detailing all deficiencies in the application and identifying  
28 additional information explicitly necessary for the Permit Granting Authority to complete a  
29 review.

30 (c) An application shall be deemed approved and the applicant may begin installation if  
31 ten business days after the application was deemed complete has elapsed and the following are  
32 true:

33 (1) the Permit Granting Authority has not administratively approved the application.

34 (2) the Permit Granting Authority has not denied the permit.

35 (e) A Permit Granting Authority may use a Smart Residential Solar Permitting Platform  
36 to satisfy the requirements of this section. An applicant may begin installation after the issuance  
37 of a permit from the platform.

38 Section 71.

39 (a) Not later than July 1, 2027, the Permit Granting Authority for a municipality with a  
40 population greater than 5,000 people, that is not exempt pursuant to paragraph (f), shall  
41 implement a Smart Residential Solar Permitting Platform. The Permit Granting Authority shall  
42 anticipate that the Smart Residential Solar Permitting Platform will have the capability to process  
43 at least 75 percent of residential solar applications on existing construction submitted to  
44 municipalities in the Commonwealth of Massachusetts.

45 (b) Municipalities that adopt a Smart Residential Solar Permitting Platform pursuant to  
46 subsection (a) shall, for a solar photovoltaic system approved by such a platform, not require  
47 manual review at any time during the permitting and inspection processes, including but not  
48 limited to, before issuing a permit or before conducting or finalizing the inspection.

49 (c) Subsection (b) does not preclude an inspector from examining construction  
50 documents.

51 (d) (1) Municipalities shall submit compliance reports to the Massachusetts Department  
52 of Energy Resources when the municipality is in compliance with subsection (a). The reports  
53 shall be submitted within 60 days of the municipality becoming compliant with subsection (a).  
54 The Massachusetts Department of Energy Resources may set guidelines for these reports.

55 (2) If the municipality has a resolution or ordinance in effect pursuant to subsection (f),  
56 the report shall include the resolution or ordinance.

57 (3) If the municipality does not have a resolution or ordinance in effect pursuant to  
58 subsection (f), the report shall include:

59 (i) Date of compliance;

60 (ii) Software used for compliance;

61 (iii) Confirmation that the municipality is:

62 (A) using a Smart Residential Solar Permitting Platform to issue permits instantly and  
63 issue permit revisions instantly for residential solar photovoltaic systems; and

64 (B) not requiring manual review at any time during the permitting and inspection  
65 processes, including but not limited to, before issuing a permit or before conducting or finalizing  
66 the inspection for solar photovoltaic systems approved by the Smart Residential Solar Permitting  
67 Platform.

68 (iv) Explanation for why the municipality anticipates the Smart Residential Solar  
69 Permitting Platform has the capability to process at least 75 percent of the residential solar  
70 photovoltaic permit applications on existing construction submitted to municipalities in the  
71 commonwealth.

72 (A)Municipalities may provide explanations that are based on, but are not necessarily  
73 limited to, statements from the provider of the Smart Residential Solar Permitting Platform.

74 (4) The Massachusetts Department of Energy Resources may determine if the  
75 municipality's report of compliance is accurate, may make the findings publicly available, and  
76 may take action at the Massachusetts Department of Energy Resources' discretion to encourage  
77 and enforce compliance with subsection (a).

78 (e) (1) Municipalities shall submit annual reports to the Massachusetts Department of  
79 Energy Resources on the usage of the Smart Residential Solar Permitting Platform.  
80 Municipalities shall annually report to the Massachusetts Department of Energy Resources by  
81 April 1st each year, covering the previous calendar year, starting on April 1, 2028. This annual  
82 reporting requirement shall become inoperative on April 2, 2037. The Massachusetts Department  
83 of Energy Resources may set guidelines for these reports.

84 (2) If the municipality has a resolution or ordinance in effect pursuant to subparagraph  
85 (f), the report shall include the resolution or ordinance.

86 (3) If the municipality does not have a resolution or ordinance in effect pursuant to  
87 subparagraph (f), the report shall include:

88 (i) Number of permits issued through the Smart Residential Solar Permitting Platform  
89 and relevant characteristics of those systems;

90 (ii) Number of residential photovoltaic solar permits issued by means other than the  
91 Smart Residential Solar Permitting Platform and relevant characteristics of those systems;

92 (iii) Software used for compliance;

93 (iv) Confirmation that the municipality is:

94 (A) using a Smart Residential Solar Permitting Platform to issue permits instantly and  
95 issue permit revisions instantly for residential solar photovoltaic systems; and

96 (B) not requiring manual review at any time during the permitting and inspection  
97 processes, including but not limited to, before issuing a permit or before conducting or finalizing  
98 the inspection for permits and permit revisions issued by the Smart Residential Solar Permitting  
99 Platform.

100 (v) Plan to increase usage of the Smart Residential Solar Permitting Platform if fewer  
101 than 75 percent of residential solar photovoltaic permits are issued through the Smart Residential  
102 Solar Permitting Platform on existing construction.

103 (4) The Massachusetts Department of Energy Resources may determine if the  
104 municipality's report of compliance is accurate, may make the findings publicly available, and  
105 may take action at the Massachusetts Department of Energy Resources' discretion to encourage  
106 and enforce compliance with subsection (a).

107 (f) (1) The Permit Granting Authority for a municipality with a population greater than  
108 5,000 people is exempt from paragraph (a) if the aforementioned municipality makes a written  
109 finding and adopts a resolution or ordinance. The resolution or ordinance shall stay in effect for  
110 no more than one year. Within the last three months of the effective end date for the resolution or  
111 ordinance, the municipality may adopt an additional resolution or ordinance to extend the  
112 exemption from paragraph (a) for an additional year. The municipality may continue to adopt  
113 resolutions or ordinances extending the exemption for an additional year so long as each  
114 resolution or ordinance is adopted within the last three months of the effective end date of the  
115 resolution or ordinance.

116 (2) Each resolution or ordinance adopted pursuant to this subdivision shall include both  
117 of the following:

118 (i) A determination that the Permit Granting Authority is unable to adopt a Smart  
119 Residential Solar Permitting Platform due to unique technical, climactic, geological,  
120 seismological, or topographical conditions, including a description of those unique conditions.

121 (ii) A plan for the Permit Granting Authority to approve all residential photovoltaic  
122 permit applications or issue a written correction notice within five business days. The plan shall  
123 include the time it has taken for the Permit Granting Authority to approve residential  
124 photovoltaic permit applications or issue written correction notices in the past year, and, if the  
125 Permit Granting Authority has previously taken more than five business days to approve a  
126 residential solar photovoltaic permit application or issue a written correction notice in the past  
127 year, an explanation of how the plan would address the delays.

128 (g) A municipality shall self-certify its compliance with this section when applying for  
129 funding from the Massachusetts Department of Energy Resources after the applicable date in  
130 subdivision (a). Municipalities that fail to comply with this section may be ineligible for funding  
131 opportunities offered by the Massachusetts Department of Energy Resources. The Massachusetts  
132 Department of Energy Resources may, at its sole discretion, condition or deny a municipality or  
133 county direct funding from any of its programs if the municipality is not in compliance with this  
134 section.

135 Section 71.

136 (a) On or before July 1, 2027, municipalities with a population of more than 5,000  
137 residents shall provide an option for remote inspections via recorded video or photo that can be

138 submitted electronically for projects permitted by the Smart Residential Solar Permitting  
139 Platform. These inspections shall be offered at no greater cost, and shall be available with no  
140 greater delay, than in-person inspections.

141 (b) Municipalities shall require no more than one inspection for projects permitted by the  
142 Smart Residential Solar Permitting Platform unless the first inspection was failed.

143 (c) An electric distribution company shall not require inspections additional to the  
144 inspection performed by the Permit Granting Authority by the electric distribution company or  
145 any other entity as a precondition to granting the customer permission to operate.

146 SECTION 3. Section 6 of chapter 62 of the General Laws, as appearing in the 2022  
147 Official Edition, is hereby amended by by striking out subsection (d) and inserting in place  
148 thereof the following subsection:-

149 (d) any owner or tenant of residential property located in the commonwealth who is not a  
150 dependent of another taxpayer and who occupies said property as his principal residence, shall be  
151 allowed a credit equal to 15 per cent of the net expenditure for a renewable energy source  
152 property or seven thousand five hundred dollars, whichever is lesser; provided, however, that in  
153 the case of a newly constructed residence the credit shall be available to the original  
154 owner/occupant. Any taxpayer entitled to this credit for any taxable year, the amount of which  
155 exceeds his total tax due for the then current taxable year, may carry over the excess amount, as  
156 reduced from year to year, and apply it to his tax liability for any one or more of the next  
157 succeeding three taxable years; provided, however, that in no taxable year may the amount of the  
158 credit allowed exceed the total tax due of the taxpayer for the relevant taxable year. For taxable  
159 years beginning on or after January first, two thousand twenty-seven, if the amount of the credit

160 allowable under this subsection shall exceed the taxpayer's tax liability for such year, and the  
161 taxpayer meets the definition of low to moderate income, as defined in section 38d of chapter  
162 121b in the general laws, or resides in an environmental justice population, as defined in section  
163 62 of chapter 30 of the general laws, the excess shall be treated as an overpayment of tax to be  
164 credited or refunded, provided, however, that no interest shall be paid thereon. Joint owners of a  
165 residential property shall share any credit available to the property under this subsection in the  
166 same proportion as their ownership interest.

167 SECTION 4. Section 6 of chapter 25A of the General Laws, as so appearing, is hereby  
168 amended inserting after subsection (14) the following subsection:-

169 (15) develop and promulgate, in consultation with the state board of building regulation  
170 and standards, the department of transportation, and local zoning and planning boards, a  
171 requirement that parking lots 16,000 square feet or larger which are constructed or significantly  
172 renovated on or after January 1, 2028 must install a solar canopy. The department may establish  
173 exemption criteria from the requirements of this section. Such criteria may include insufficient  
174 solar energy generating potential and the installation of a solar energy system elsewhere on the  
175 property. The department may allow exemptions from the requirements of this section for  
176 affordable housing developments, after consulting with affordable housing developers and  
177 operators, community development corporations, organizations that represent affordable housing  
178 residents, and other stakeholders.

179 SECTION 5. Chapter 164 of the General Laws is hereby amended by inserting after  
180 section 1K the following section:-

181 Section 1L.

182 (1) For the purposes of climate resiliency and mitigation, reliability, and encouragement  
183 of installation of distributed electricity generation and storage capacity, no right to exclusive  
184 service or franchise established within Section 1B or elsewhere in this chapter shall prevent a  
185 municipality, or agencies of the commonwealth or private electric customers in coordination  
186 with a municipality, within an electric or gas company's service territory, from:

187 (i) establishing an energy microgrid or district energy system;

188 (ii) sharing electric generation or storage resources among facilities that are contiguous  
189 and owned by the same utility customer, irrespective of the number of electric meters installed at  
190 such facilities; or

191 (iii) using public rights of way to conduct electrical conduit or other energy resources  
192 point to point where the municipality deems there is benefit from sharing energy resources.

193 SECTION 6. Chapter 164 of the General Laws is hereby amended by inserting after  
194 section 142, as so appearing, the following new section:-

195 Section 142A.

196 (1) The Department shall direct each electric distribution company to update their  
197 interconnection tariff to require a process to determine whether a project application being  
198 considered for interconnection within a Group Study has sufficient available hosting capacity  
199 when considered as an individual project, and to grant Interconnection Service Agreements to  
200 those projects with sufficient hosting capacity.

201 (2) An inverter-based generating facility with a generating capacity of 25 kW or less shall  
202 be allowed to apply for interconnection under the simplified interconnection process established

203 by the Department. The Department shall direct the distribution companies to file updated tariffs  
204 no later than 180 days after this act is enacted. The distribution companies shall impose no study  
205 or transformer fees for behind-the-meter simplified interconnection applications of less than 25  
206 kilowatts.

207 (3) The Department shall develop, in consultation with the electric distribution  
208 companies, a common application for interconnection to the distribution grid, regardless of  
209 compensation type or program.

210 SECTION 7. Section 6 of chapter 64H of the General Laws, as appearing in the 2022  
211 Official Edition, is hereby amended by striking out subsection (dd) and inserting in place thereof  
212 the following subsection:-

213 (dd) Sales of equipment directly relating to any solar, energy storage, windpowered; or  
214 heat pump system, which is being utilized as a primary or auxiliary power system for the purpose  
215 of heating or otherwise supplying energy needs in the commonwealth.

216 SECTION 8. Section 139 of chapter 164 of the General Laws, as so appearing, is hereby  
217 amended by striking out, in lines 137 and 138, the words, “that are not net metering facilities of a  
218 municipality or other governmental entity.”

219 SECTION 9. Said section 139 of said chapter 164, as so appearing, is hereby further  
220 amended by striking out, in lines 145 and 146, the words, “in the second sentence by striking the  
221 words “that are not net metering facilities of a municipality or other governmental entity.”