

JOINT COMMITTEE ON TELECOMMUNICATIONS, UTILITIES, AND ENERGY

BILL SUMMARY

BILL NO.	H.3467
TITLE:	An Act establishing solar neighborhoods
SPONSOR:	Representative Mike Connolly
COMMITTEE:	Telecommunications, Utilities, and Energy
HEARING DATE:	October 9, 2025
PRIOR HISTORY:	2023-2024: H.3677 heard by Committee; accompanied a study order, see H.4778. 2021-2022: H.3278 heard by Committee; accompanied a study order, see H.5042.
CURRENT LAW:	N/A

SUMMARY:

This bill creates the Solar Neighborhoods Act, which requires that all new buildings shall be built to accommodate the installation of a solar energy system on their roofs.

Requires the Department of Energy Resources, in consultation with the Board of Building Regulations and Standards, to adopt amendments to the state building code within 1 year of the passage of this act. To the extent necessary, the amendments to the building code shall establish separate standards for residential and commercial buildings, and for different building types and occupancies.

Allows developers to seek an exemption from this requirement if they can show that the effective solar area is less than 80 contiguous square feet. Developers may also seek an exemption from the required generating capacity, or a reduction in the required generating capacity for their type of building,(1) if the effective solar area is 80 contiguous square feet or larger, but is insufficient to allow for the installation of a solar energy system meeting the minimum requirements established by DOER, or (2) can show that a solar hot water heater will be installed at the time of construction.

DOER may allow exemptions from the requirements of this Chapter for affordable housing developments.

Failure to comply with these requirements shall result in a penalty of \$10,000 per each violation, or twice the estimated additional cost that would have been incurred by constructing a building to meet these requirements, whichever is greater.