

JOINT COMMITTEE ON TELECOMMUNICATIONS, UTILITIES, AND ENERGY

BILL SUMMARY

BILL NO. H.3559

TITLE: An Act to encourage solar development on buildings and disturbed land

SPONSOR: Representative Lindsay N. Sabadosa

COMMITTEE: Telecommunications, Utilities, and Energy

HEARING DATE: October 9, 2025

PRIOR HISTORY: 2023-2024: H.3225, sent to a House study

CURRENT LAW:

Chapter 164 of M.G.L. pertains to the sale of gas and electricity; Sections 138-139 pertain specifically to net metering. Chapter 75 of the acts of 2016 established a statewide solar incentive program

SUMMARY:

Section 1 Raises the size of future solar projects on buildings and disturbed land that get net metering from 2MWac to 5MWac.

Section 2 adds definitions for built and disturbed lands.

Section 3 sets a 100% net metering rate for future solar projects on buildings and disturbed land, regardless of size.

Section 4 adds three sections to Chapter 75 of the acts of 2016 that:

- Require that DOER and DPU increase incentives to build on sites where solar installations are most appropriate:
 - Exempts future projects on buildings and disturbed land from the declining incentive structure of the SMART program or any successor program;
 - Provides additional incentives for future projects on buildings and disturbed land, e.g., parking lot canopies;
 - Promulgates regulations that allow adjustment of incentives based on market conditions for energy, labor, steel, and other materials.
- Require EEA to investigate the use of federal funds and funds held in the transitional escrow account to encourage the equitable deployment of built-land solar.
- Direct MassCEC to create a grant program for roof repair or replacement as part of a rooftop solar project, if needed to make solar an economically sound choice with priority for environmental justice communities.