

2023 -- H 5663

LC001180

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2023

A N A C T

RELATING TO BUSINESSES AND PROFESSIONS -- SOLAR PANELS

Introduced By: Representatives Rea, Quattrocchi, Chippendale, Newberry, Nardone,
Place, Roberts, Phillips, Noret, and P. Morgan

Date Introduced: February 17, 2023

Referred To: House Corporations

It is enacted by the General Assembly as follows:

1 SECTION 1. Title 5 of the General Laws entitled "BUSINESSES AND PROFESSIONS"

2 is hereby amended by adding thereto the following chapter:

3 CHAPTER 93

4 SOLAR PANELS

5 **5-93-1. Short title.**

6 This chapter shall be known and may be cited as the "Solar Panels Act".

7 **5-93-2. Sales representatives.**

8 All sales representatives selling solar panels, either for sale or lease, shall be licensed by

9 the department of business regulation.

10 **5-93-3. Transparency in contracts for solar panels.**

11 All contracts, whether for purchase or lease of solar panels, shall include a clear and concise

12 statement that is provided to the homeowner separate from the contract. The document shall

13 include:

14 (1) The length of the contract;

15 (2) The owner of the solar panels and their contact information;

16 (3) What occurs upon the sale of the property;

17 (4) What occurs if the solar panel system is damaged;

18 (5) Who is responsible if the solar panel system is damaged;

19 (6) What incentives have been or are going to be received and by whom; and

1 (7) The contact information for the individual or company in the event of a grievance.

2 **5-93-4. Mandatory disclosure to buyer of property.**

3 The seller of any residential property with solar panels that are still financed at the time of
4 the sale, shall inform the owners of the solar panels, within fifteen (15) days of the sale of the
5 property, of the new owners. The owner of the solar panels shall, within fifteen (15) days, notify
6 the new owner of their interest in the solar panels and make all necessary disclosures, pursuant to
7 § 5-93-3, to the new owner. This section shall not preempt any requirements under any real estate
8 contract to disclosure to any prospective buyer the presence of the solar panels and any finance or
9 lease agreements with respect to the solar panels.

10 **5-93-5. Finance and lease agreements.**

11 Copies of all finance or lease agreements for all solar panels on residential property shall
12 be recorded and kept on file with the land evidence records of the city or town where the property
13 is located.

14 SECTION 2. This act shall take effect upon passage.

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EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF
A N A C T
RELATING TO BUSINESSES AND PROFESSIONS -- SOLAR PANELS

1 This act would require that all sales representatives selling or leasing solar panels are
2 licensed by the department of business regulation. This act would further require that all contracts
3 to purchase or lease solar panels include a clear and concise statement to be provided to the
4 homeowner setting forth: (1) The length of the contract; (2) The owner of the solar panels and their
5 contact information; (3) What occurs upon the sale of the residential property; (4) What occurs if
6 the system is damaged; (5) Who is responsible if the system is damaged; (6) What incentives have
7 been or are going to be received and by whom; and (7) Contact information of the individual or
8 company in the event of a grievance. This act would further provide that the seller of any residential
9 property with solar panels that are leased or still financed at the time of sale, inform the owner of
10 the solar panels within fifteen (15) days of the sale of the home. The owner of the solar panels
11 would then notify the new owner within fifteen (15) days of their interest in the solar panels and
12 make all necessary disclosures pertaining to the solar panels to the new owner of the residential
13 property. Copies of all finance and lease agreements for all solar panels would be recorded with
14 the land evidence records of the city or town where the property is located.

15 This act would take effect upon passage.

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