Solar and HOAs

Yes, you can do it!
Creating communities powered by...
WA Law: RCW 64.38.055

- Prevents HOAs from making a blanket restriction on solar
- Allows HOAs to impose certain (aesthetic) restrictions on solar installations
Solar must be allowed

“The governing documents may not prohibit the installation of a solar energy panel by an owner or resident on the owner's or resident's property…”

...so long as it meets health and safety standards
Certain restrictions are OK

HOAs may “Prohibit the **visibility** of any part of a roof-mounted solar energy panel **above the roofline**”
Street-facing restrictions

HOAs may require street-facing installations to:

• Conform to the slope of the roof
• Have the top edge of the panel parallel to the roof ridge
Color of racking & wiring

HOAs may require “A solar energy panel frame, a support bracket, or any visible piping or wiring to be painted to coordinate with the roofing material”
And finally...

“The governing documents may include other reasonable rules regarding the placement and manner of a solar energy panel.”
Working with HOAs to install solar

• Make an effort to propose an attractive installation
• Make it easy on the board
• Address concerns proactively
  • Glare
  • Noise
  • Safety
• Be neighborly, avoid “lawyering up”
More Resources

• Model resolutions available at [www.nwsolarcommunities.org](http://www.nwsolarcommunities.org)

• Whitepaper “Solar Installations in Condominiums”

• Presentation by attorney Kathleen Kapla, Keyes & Fox
We accelerate the shift to clean energy one community at a time.

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