

State Policies Regarding Solar Access and Rights

Solar Access Easements - [Link to legislation](#)

The state of Ohio allows property owners to write solar easements. Solar easements are binding written agreements that protect the homeowner implementing solar panels on their property. They prevent the obstruction of solar access and ensure the maintenance of proper access to sunlight.

Any instrument that grants a solar access easement shall include:

- (A) A description of the real property burdened and benefited by the solar access easement.
- (B) A description of the limits in heights, locations, or both, of permissible development on the burdened land in terms of structures, vegetation, or both, for the purpose of providing solar access for the benefited land.
- (C) Any terms or conditions under which the solar access easement is granted or may be terminated.
- (D) A term stating that the solar access easement runs with the land, unless terminated in accordance with the terms of the easement regarding termination, or unless otherwise agreed by the parties.
- (E) Any other provisions necessary or desirable to execute the instrument.

Homeowners associations (HOA) and condominium unit owners associations (UOA) and Solar in Ohio

Senate Bill 61 restricts HOA and UOA ability to prevent homeowners from installing solar panels. The bill passed in the senate 32 to 1, showing the popularity of the legislation. SB 61 can be found [here](#) with an analysis found [here](#).