

HOMEOWNERS' ENERGY POLICY ACT (EXCERPT)
Act 68 of 2024

559.311 Application for installation of solar energy system; contents; approval; failure to adopt policy or approve application; resubmission.

Sec. 11. (1) Beginning on the effective date of this act, a member who wants to install a solar energy system in the member's home or unit shall submit a written application to the homeowners' association. The written application required under this subsection must include all of the following information:

- (a) The member's name.
- (b) The street address of the location where the solar energy system will be installed.
- (c) The name and contact information of the person that will install the solar energy system.
- (d) An image that shows the layout of the solar energy system on the member's home or unit.
- (e) A description of the solar energy system to be installed.

(2) Except as otherwise provided in this subsection and in accordance with its policy, a homeowners' association must approve or deny the member's request to install a solar energy system within 30 days after receipt of the written application. If the written application is submitted before the homeowners' association adopts the policy described under section 9(1), the homeowners' association must approve or deny the member's request to install the solar energy system within 120 days after receipt of the written application.

(3) If a homeowners' association fails to adopt the policy within the time period specified under section 9(1) or approve or deny the member's request to install the solar energy system within the time period specified under subsection (2), a member may proceed with the installation of the solar energy system. If the member proceeds with the installation of the solar energy system, the homeowners' association shall not impose fines or otherwise penalize the member for complying with this act.

(4) A member may resubmit a written application to install a solar energy system that was submitted to and denied by the homeowners' association before the effective date of this act. On receipt of the resubmitted written application, the homeowners' association shall reevaluate the application under this act.

History: 2024, Act 68, Eff. Apr. 2, 2025.