



## HB 1331 Fact Sheet

---

### The problem

- Around the state, thousands of homeowners' associations (HOAs) are restricting the right of Hoosiers to achieve energy freedom and financial security by keeping homeowners from installing solar panels on their property.
- In central Indiana alone, nearly 400 HOAs have full or partial solar prohibitions, likely impacting tens of thousands of homeowners. Statewide data would likely find many more examples.
- Many HOA restrictions are based on outdated technologies like "solar heat panels," which are obsolete today.
- Homeowners living under an HOA restriction often have no real recourse. Even gaining neighborhood support and joining the HOA board itself is no guarantee that a homeowner can install reasonably placed solar panels on his or her home.

### Why HB 1331

- HB 1331 would allow Indiana to join 25 other states (including states like Texas, Florida, and Louisiana) that already have HOA solar access laws.
- HB 1331 would only apply to HOA governing documents that become effective or are amended after June 30, 2019.
- HB 1331 will simply expand energy choices and uphold the property rights of all Hoosiers by allowing individual homeowners to make a smart financial investment without being undermined by unreasonable local restrictions.
- HB 1331 is not intended to curtail the authority of HOAs. Rather, the goal is to provide objective guidance for evaluating solar panel requests that is sorely lacking in thousands of HOA covenants throughout Indiana.
- HB 1331 preserves the power of HOAs to have reasonable input on a solar installation's design and placement, if the cost and efficiency aren't overly impacted.
- **We support the version of the bill that has passed the Indiana Senate each of the past two years.**

### The benefits of rooftop solar

- Rooftop solar creates good-paying local jobs in the fastest-growing part of the energy economy, creating more economic benefit than large-scale solar development.
- Homeowners who choose to invest in a rooftop solar installation produce substantial savings on their monthly electric bill.
- Studies have shown that rooftop solar can increase home resale value, potentially adding \$15,000 or more to the value of the home.
- Rooftop solar provides Hoosiers with a competitive choice for pursuing their energy freedom while also investing in an asset that will help create a healthier community and a stronger local economy.

**Vote yes on HB 1331!**

---