

HOUSE BILL No. 2669

By Committee on Local Government

Requested by Representative Osman

2-3

1 AN ACT concerning real property; relating to unit owners associations;
2 prohibiting such associations from limiting or prohibiting the
3 installation of rooftop solar energy conversion systems; authorizing
4 such associations to adopt reasonable rules regarding the placement of
5 such systems.
6

7 *Be it enacted by the Legislature of the State of Kansas:*

8 New section 1. (a) No deed, restrictive covenant, bylaw, rule or
9 declaration of an association shall limit or prohibit, or have the effect of
10 limiting or prohibiting, the installation of a solar energy conversion system
11 upon the rooftop of any unit owned by a unit owner.

12 (b) An association may adopt reasonable rules regarding the
13 placement of a solar energy conversion system on the rooftop of a unit, but
14 such provisions shall not:

- 15 (1) Prevent the installation of a system;
16 (2) impair the functioning of a system;
17 (3) restrict the use of the system; or
18 (4) adversely affect the cost or efficiency of the system.

19 (c) The provisions of this section shall not apply to the common
20 elements or limited common elements of a common interest community.

21 (d) This section shall be a part of and supplemental to the Kansas
22 uniform common interest owners bill of rights act.

23 Sec. 2. This act shall take effect and be in force from and after its
24 publication in the statute book.