Session of 2025

SENATE BILL No. 144

By Senator Holscher

2-3

AN ACT concerning real property; declaring current restrictive covenants that limit or prohibit the installation of solar panels on the rooftops of residential properties to be void and unenforceable; allowing homeowners associations to adopt reasonable rules concerning solar panels that do not prohibit rooftop installation.

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

Section 1. (a) On July 1, 2025, any provision of a restrictive covenant that limits or prohibits the installation of solar panels on the rooftop of any residential property is hereby declared to be void and unenforceable.

(b) After July 1, 2025, a homeowners association may adopt reasonable rules concerning solar panels, except that such rules shall not prohibit the installation of solar panels on the rooftop of a residential property.

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