

SENATE BILL No. 144

By Senator Holscher

2-3

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

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

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

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

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