



April 2, 2021

ENGROSSED HOUSE BILL No. 1381

DIGEST OF HB 1381 (Updated April 1, 2021 1:59 pm - DI 101)

Citations Affected: IC 8-1; IC 36-1; IC 36-7.

Synopsis: Commercial wind and solar standards and siting. Establishes default standards concerning the following with respect to projects to install or locate wind power devices in local units: (1) Setback requirements. (2) Height restrictions. (3) Shadow flicker limitations. (4) Signal interference. (5) Sound level limitations. (6) Wind turbine light mitigation technology. (7) Project decommissioning. Provides that a unit that has in effect on July 1, 2021, a wind power regulation that includes standards that are more restrictive than the default wind power standards set forth in the bill may: (1) continue to apply and enforce the unit's existing wind power regulation with respect to a proposed project; or (2) allow within the unit the establishment of a renewable energy district (RED) in which a proposed project will be located. Provides that a unit that has not adopted a wind power regulation may: (1) restrict, or impose conditions or limitations on, wind projects in the unit if the unit first adopts a wind
(Continued next page)

Effective: Upon passage; July 1, 2021.

Soliday, Negele, Moed

(SENATE SPONSORS — MESSMER, KOCH, RANDOLPH LONNIE M)

January 14, 2021, read first time and referred to Committee on Utilities, Energy and Telecommunications.

February 11, 2021, amended, reported — Do Pass.

February 16, 2021, read second time, amended, ordered engrossed.

February 17, 2021, engrossed. Read third time, passed. Yeas 58, nays 39.

SENATE ACTION

March 11, 2021, read first time and referred to Committee on Utilities.

April 1, 2021, amended, reported favorably — Do Pass; reassigned to Committee on Tax and Fiscal Policy.

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power regulation that includes standards that are not more restrictive than the bill's default standards; or (2) allow within the unit the establishment of a RED in which a proposed project will be located. Provides that the bill's default standards for wind projects apply within the boundaries of a RED. Provides that a unit that: (1) adopts a wind power regulation that complies with the bill's standards; or (2) allows the establishment of one or more REDs in the unit; may impose a one-time construction fee for each wind power device included in a wind project application submitted to the unit after June 30, 2021. Provides that such a construction fee: (1) is payable by the project owner upon the commencement of construction of each wind power device; and (2) may not exceed \$3,000 per megawatt of installed capacity. Provides that a unit may limit the total acreage of land within the unit's boundaries that is or may be used for wind or commercial solar projects. Provides that any such limit imposed may not be less than 40% of the unit's total acreage. Establishes default standards concerning the following with respect to projects to install or locate commercial solar energy systems (CSE systems) in a unit: (1) Setback requirements. (2) Height restrictions. (3) Ground cover. (4) Fencing. (5) Cables. (6) Glare. (7) Signal interference. (8) Sound level limitations. (9) Project decommissioning. Provides that a unit that has in effect on July 1, 2021, a commercial solar regulation that includes standards that are more restrictive than the default CSE system standards set forth in the bill may: (1) continue to apply and enforce the unit's existing commercial solar regulation with respect to a proposed project; or (2) allow within the unit the establishment of a renewable energy district (RED) in which a proposed project will be located. Provides that a unit that has not adopted a commercial solar regulation may: (1) restrict, or impose conditions or limitations on, commercial solar projects in the unit if the unit first adopts a commercial solar regulation that includes standards that are not more restrictive than the bill's default standards; or (2) allow within the unit the establishment of a RED in which a proposed project will be located. Provides that the bill's default standards for CSE systems apply within the boundaries of a RED. Amends the home rule statute to provide that the following apply to a wind power regulation or a commercial solar regulation adopted by a unit after June 30, 2021: (1) The regulation must be approved by the unit's plan commission. (2) Any procedures set forth in the regulation with respect to the permitting or approval process for the siting or installation of wind power devices or CSE systems in the unit must comply with the procedural processes set forth in the bill. (3) Any standards included in the regulation must not be more restrictive than the default standards set forth in the bill. Establishes procedures for the permitting or approval process for the siting of wind power devices in a local unit. Establishes procedures for the permitting or approval process for the siting of CSE systems in a local unit. Provides that: (1) a project owner; or (2) certain other interested parties; aggrieved by the decision of a unit's permit authority with respect to a proposed wind project or a proposed commercial solar project may file a complaint for appropriate relief in the circuit or superior court of a county having jurisdiction.



April 2, 2021

First Regular Session of the 122nd General Assembly (2021)

PRINTING CODE. Amendments: Whenever an existing statute (or a section of the Indiana Constitution) is being amended, the text of the existing provision will appear in this style type, additions will appear in **this style type**, and deletions will appear in ~~this style type~~.

Additions: Whenever a new statutory provision is being enacted (or a new constitutional provision adopted), the text of the new provision will appear in **this style type**. Also, the word **NEW** will appear in that style type in the introductory clause of each SECTION that adds a new provision to the Indiana Code or the Indiana Constitution.

Conflict reconciliation: Text in a statute in *this style type* or ~~this style type~~ reconciles conflicts between statutes enacted by the 2020 Regular Session of the General Assembly.

ENGROSSED HOUSE BILL No. 1381

A BILL FOR AN ACT to amend the Indiana Code concerning utilities.

Be it enacted by the General Assembly of the State of Indiana:

1 SECTION 1. IC 8-1-41 IS ADDED TO THE INDIANA CODE AS
2 A NEW CHAPTER TO READ AS FOLLOWS [EFFECTIVE UPON
3 PASSAGE]:

4 **Chapter 41. Default Standards for Wind Power Devices**

5 **Sec. 1. (a) Except as provided in subsections (b) and (c), the**
6 **standards set forth in this chapter apply to a project owner that,**
7 **after June 30, 2021, files an initial application under IC 36-7-5.3-9**
8 **for a project to install or locate one (1) or more wind power devices**
9 **in a unit that:**

10 **(1) either:**

11 **(A) has not adopted a wind power regulation; or**

12 **(B) has in effect on July 1, 2021, a wind power regulation**
13 **that includes standards that are more restrictive, directly**
14 **or indirectly, than the standards set forth in this chapter;**
15 **and**

16 **(2) has opted to allow the establishment of a renewable energy**
17 **district within the unit in connection with the project.**

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1 (b) Subject to a unit's planning and zoning powers under
 2 IC 36-7, this chapter does not apply to a property owner that seeks
 3 to install a wind power device on the property owner's premises for
 4 the purpose of generating electricity to meet or offset all or part of
 5 the need for electricity on the premises, whether through
 6 distributed generation, participation in a net metering or feed-in
 7 tariff program offered by an electricity supplier (as defined in
 8 IC 8-1-40-4), or otherwise.

9 (c) This chapter does not:

10 (1) apply to any proposal, request, or application that:

11 (A) concerns the construction, installation, siting,
 12 modification, operation, or decommissioning of one (1) or
 13 more wind power devices in a unit;

14 (B) is submitted by a project owner to a unit before July 1,
 15 2021; and

16 (C) is pending as of July 1, 2021;
 17 as set forth in IC 36-7-4-1109;

18 (2) affect the:

19 (A) construction;

20 (B) installation;

21 (C) siting;

22 (D) modification;

23 (E) operation; or

24 (F) decommissioning;

25 of one (1) or more wind power devices in a unit that before
 26 July 1, 2021, has approved such construction, installation,
 27 siting, modification, operation, or decommissioning; or

28 (3) affect any:

29 (A) economic development agreement; or

30 (B) other agreement;

31 entered into before July 1, 2021, with respect to the
 32 construction, installation, siting, modification, operation, or
 33 decommissioning of one (1) or more wind power devices in
 34 one (1) or more units.

35 Sec. 2. As used in this chapter, "documented right of site
 36 control", with respect to a site within a renewable energy district
 37 established under this chapter, means any of the following:

38 (1) Ownership of the site.

39 (2) A leasehold or easement interest in the site.

40 (3) An option to purchase or acquire a leasehold or easement
 41 interest in the site.

42 (4) Any other contractual or legal right to possess or occupy



1 the site.

2 **Sec. 3. As used in this chapter, "dwelling" means any building,**
 3 **structure, or part of a building or structure that is occupied as, or**
 4 **is designed or intended for occupancy as, a residence by one (1) or**
 5 **more families or individuals.**

6 **Sec. 4. As used in this chapter, "interconnection queue" means**
 7 **the study process by which a regional transmission organization**
 8 **(as defined in IC 8-1-38-6) conducts reliability and deliverability**
 9 **studies to determine whether there is available transmission**
 10 **capacity to accommodate the interconnection of a new proposed**
 11 **generating facility or whether network upgrades are needed.**

12 **Sec. 5. (a) As used in this chapter, "nonparticipating property"**
 13 **means a lot or parcel of real property:**

14 **(1) that is not owned by a project owner; and**

15 **(2) with respect to which:**

16 **(A) the project owner does not seek:**

17 **(i) to install or locate one (1) or more wind power devices**
 18 **or other facilities related to a wind power project**
 19 **(including power lines, temporary or permanent access**
 20 **roads, or other temporary or permanent infrastructure);**
 21 **or**

22 **(ii) to otherwise enter into a lease or any other**
 23 **agreement with the owner of the property for use of all**
 24 **or part of the property in connection with a wind power**
 25 **project; or**

26 **(B) the owner of the property does not consent:**

27 **(i) to having one (1) or more wind power devices or other**
 28 **facilities related to a wind power project (including**
 29 **power lines, temporary or permanent access roads, or**
 30 **other temporary or permanent infrastructure) installed**
 31 **or located; or**

32 **(ii) to otherwise enter into a lease or any other**
 33 **agreement with the project owner for use of all or part**
 34 **of the property in connection with a wind power project;**

35 **regardless of whether the property is located within or outside the**
 36 **boundaries of a renewable energy district.**

37 **(b) The term does not include a lot or parcel of real property**
 38 **otherwise described in subsection (a) if the owner of the lot or**
 39 **parcel consents to participate in a wind power project through a**
 40 **neighbor agreement, a participation agreement, or another similar**
 41 **arrangement or agreement with a project owner.**

42 **Sec. 6. (a) As used in this chapter, "permit authority" means:**



- 1 (1) a unit; or
 2 (2) a board, a commission, or any other governing body of a
 3 unit;
 4 that makes legislative or administrative decisions concerning the
 5 construction, installation, siting, modification, operation, or
 6 decommissioning of wind power devices in the unit.
 7 (b) The term does not include:
 8 (1) the state or any of its agencies, departments, boards,
 9 commissions, authorities, or instrumentalities; or
 10 (2) a court or other judicial body that reviews decisions or
 11 rulings made by a permit authority.
 12 Sec. 7. (a) As used in this chapter, "project owner" means a
 13 person that:
 14 (1) will own one (1) or more wind power devices proposed to
 15 be located in a unit; or
 16 (2) owns one (1) or more wind power devices located in a unit.
 17 (b) The term includes an agent or a representative of a person
 18 described in subsection (a).
 19 Sec. 8. As used in this chapter, "renewable energy district", or
 20 "RED", means a district:
 21 (1) established in connection with a project, the initial
 22 application for which is filed under IC 36-7-5.3 after June 30,
 23 2021, to install or locate one (1) or more:
 24 (A) wind power devices;
 25 (B) commercial solar energy systems (as defined in
 26 IC 8-1-42-2); or
 27 (C) both;
 28 in a unit described in section 1(a)(1) of this chapter;
 29 (2) the area of which consists of:
 30 (A) the footprint of the project, as identified by the project
 31 owner in the project owner's application under IC 36-7-5;
 32 plus
 33 (B) an area that extends at least one and one-half (1.5)
 34 miles from the boundary lines of the footprint in all
 35 directions; and
 36 (3) with respect to which the project owner has a documented
 37 right of site control, as demonstrated in the project owner's
 38 application under IC 36-7-5.3-9, to the extent required to
 39 enable the project to enter the interconnection queue of the
 40 Midcontinent Independent System Operator (MISO),
 41 regardless of whether the project actually enters the
 42 interconnection queue of MISO or another appropriate



1 regional transmission organization.

2 **Sec. 9. (a) As used in this chapter, "unit" refers to:**

3 (1) a county, if a project owner, as part of a single wind power
4 project or development, seeks to locate one (1) or more wind
5 power devices:

6 (A) entirely within unincorporated areas of the county;

7 (B) within both unincorporated areas of the county and
8 one (1) or more municipalities within the county; or

9 (C) entirely within two (2) or more municipalities within
10 the county; or

11 (2) a municipality, if:

12 (A) a project owner, as part of a single wind power project
13 or development, seeks to locate one (1) or more wind
14 power devices entirely within the boundaries of the
15 municipality; and

16 (B) subdivision (1)(B) or (1)(C) does not apply.

17 (b) The term refers to:

18 (1) each county described in subsection (a)(1) in which a
19 project owner seeks to locate one (1) or more wind power
20 devices, if the project owner seeks to locate wind power
21 devices in more than one (1) county as part of a single wind
22 power project or development; and

23 (2) each municipality described in subsection (a)(2) in which
24 a project owner seeks to locate one (1) or more wind power
25 devices, if the project owner seeks to locate wind power
26 devices in two (2) or more municipalities, each of which is
27 located in a different county.

28 **Sec. 10. As used in this chapter, "wind power device" means a**
29 **device, including a windmill or a wind turbine, that is designed to**
30 **use the kinetic energy of moving air to provide mechanical energy**
31 **or to produce electricity.**

32 **Sec. 11. As used in this chapter, "wind power regulation" refers**
33 **to any ordinance or regulation, including any:**

34 (1) zoning or land use ordinance or regulation; or

35 (2) general or specific planning ordinance or regulation;

36 that is adopted by a unit and that concerns the construction,
37 installation, siting, modification, operation, or decommissioning of
38 wind power devices in the unit.

39 **Sec. 12. (a) Subject to subsection (d), the following apply if a**
40 **permit authority for a unit described in section 1(a)(1) of this**
41 **chapter receives after June 30, 2021, a proposal from a project**
42 **owner for a project to install or locate one (1) or more wind power**



- 1 devices in the unit:
- 2 (1) A unit described in section 1(a)(1)(B) of this chapter that
- 3 has in effect on July 1, 2021, a wind power regulation that
- 4 includes standards that are more restrictive, directly or
- 5 indirectly, than the standards set forth in sections 13 through
- 6 18 of this chapter may:
- 7 (A) continue to apply and enforce the unit's existing wind
- 8 power regulation with respect to the proposed project; or
- 9 (B) allow within the unit the establishment of a renewable
- 10 energy district in which the proposed project will be
- 11 located.
- 12 (2) A unit described in section 1(a)(1)(A) of this chapter that
- 13 has not adopted a wind power regulation may:
- 14 (A) restrict, or impose conditions or limitations on, the
- 15 construction, installation, siting, modification, operation,
- 16 or decommissioning of one (1) or more wind power devices
- 17 in the unit if the unit first adopts a wind power regulation
- 18 that includes standards that are not more restrictive,
- 19 directly or indirectly, than the standards set forth in
- 20 sections 13 through 18 of this chapter; or
- 21 (B) allow within the unit the establishment of a
- 22 renewable energy district in which the proposed project
- 23 will be located.
- 24 (b) This subsection applies with respect to any proposal, the
- 25 initial application for which is filed with a unit after June 30, 2021,
- 26 by a project owner for a project to install or locate one (1) or more
- 27 wind power devices in the unit. A unit that:
- 28 (1) is described in section 1(a)(1)(B) of this chapter and that
- 29 allows within the unit the establishment of a RED in which the
- 30 proposed project will be located, as described in subsection
- 31 (a)(1)(B);
- 32 (2) is described in section 1(a)(1)(A) of this chapter and that:
- 33 (A) adopts a wind power regulation that includes
- 34 standards that are not more restrictive, directly or
- 35 indirectly, than the standards set forth in this chapter; or
- 36 (B) allows within the unit the establishment of a RED in
- 37 which the proposed project will be located, as described in
- 38 subsection (a)(2)(B); or
- 39 (3) has adopted before July 1, 2021, a wind power regulation
- 40 that includes standards that are not more restrictive, directly
- 41 or indirectly, than the standards set forth in this chapter;
- 42 may impose a one-time construction fee for each wind power



1 device included in a project application to which this subsection
 2 applies. A construction fee imposed under this subsection is
 3 payable by the project owner upon the commencement of
 4 construction of each wind power device and may not exceed three
 5 thousand dollars (\$3,000) per megawatt of installed capacity.

6 (c) A unit that imposes a construction fee under subsection (b)
 7 may allocate a percentage, to be determined by the unit, of the fees
 8 collected:

9 (1) for use within the project's footprint, or for the benefit of
 10 residents and businesses within the project's footprint, in the
 11 case of a unit described in subsection (b)(2)(A) or (b)(3); or

12 (2) for use within the RED, or for the benefit of residents and
 13 businesses within the RED, in the case of a unit that allows
 14 within the unit the establishment of a renewable energy
 15 district in which the proposed project will be located, in the
 16 case of a unit described in subsection (b)(1) or (b)(2)(B).

17 In addition, a unit described in subdivision (1) or (2) may allocate
 18 a percentage, to be determined by the unit, of the property tax
 19 revenues or income tax revenues, or both, that are generated by the
 20 project, for use within the project footprint or within the RED, as
 21 applicable, or for the benefit of residents and businesses within the
 22 project footprint or the RED, as applicable.

23 (d) A unit may, by regulation or otherwise, limit the total
 24 acreage of land within the unit's boundaries that is or may be used
 25 for projects that are described in section 8(1) of this chapter and
 26 located within the unit, regardless of whether a particular project
 27 is approved or installed within the unit before or after June 30,
 28 2021. A limit imposed under this subsection may not restrict the
 29 total acreage of land within the unit's boundaries that is or may be
 30 used for projects described in section 8(1) of this chapter to less
 31 than forty percent (40%) of the unit's total land acreage. However,
 32 a unit may waive or increase a limit imposed under this subsection
 33 with respect to any particular project.

34 (e) Except as provided in:

35 (1) subsection (a);

36 (2) IC 36-1-3-8.7; and

37 (3) IC 36-7-5.3;

38 this chapter does not otherwise affect a unit's planning and zoning
 39 powers under IC 36-7 with respect to the installation or siting of
 40 one (1) or more wind power devices in the unit.

41 (f) A permit authority for a unit described in section 1(a)(1) of
 42 this chapter is responsible for enforcing compliance with the



- 1 following:
- 2 (1) Within the boundaries of a RED established under
- 3 subsection (a), the standards set forth in this chapter.
- 4 (2) IC 36-7-5.3.
- 5 (g) A unit may:
- 6 (1) adopt and enforce a wind power regulation that includes
- 7 standards that:
- 8 (A) concern the construction, installation, siting,
- 9 modification, operation, or decommissioning of wind
- 10 power devices in the unit; and
- 11 (B) are less restrictive than the standards set forth in this
- 12 chapter;
- 13 (2) waive or make less restrictive any standard set forth in
- 14 this chapter
- 15 with respect to any particular:
- 16 (A) wind power device;
- 17 (B) project described in section 8(1) of this chapter; or
- 18 (C) RED; or
- 19 (3) waive or make less restrictive any standard set forth in a
- 20 wind power regulation adopted by the unit with respect to any
- 21 particular:
- 22 (A) wind power device; or
- 23 (B) project described in section 8(1) of this chapter.
- 24 (h) This subsection applies to any unit in which a RED is
- 25 established in connection with a project described in section 8(1) of
- 26 this chapter. For purposes of any standard set forth in this chapter
- 27 that prescribes a minimum setback distance or another minimum
- 28 distance from a wind power device to any:
- 29 (1) right-of-way;
- 30 (2) property line;
- 31 (3) utility line;
- 32 (4) dwelling; or
- 33 (5) other line, facility, object, or structure;
- 34 the prescribed minimum distance, as set forth in this chapter, shall
- 35 apply with respect to each wind power device located within the
- 36 RED, regardless of whether the right-of-way, property line, utility
- 37 line, dwelling, or other line, facility, object, or structure from
- 38 which the distance must be established is itself located within the
- 39 RED.
- 40 Sec. 13. (a) Subject to subsection (h), and except as otherwise
- 41 allowed by IC 36-7-4-1109, a project owner may not install or
- 42 locate a wind power device on property in a unit unless the



1 distance, measured as a straight line, from the vertical centerline
2 of the base of the wind power device to:

3 (1) the centerline of any:

4 (A) runway located on a public use airport, private use
5 airport, or municipal airport;

6 (B) public use highway, street, or road; or

7 (C) railroad easement or right-of-way; or

8 (2) the property line of any nonparticipating property;
9 is equal to a distance that is at least one and one-tenth (1.1) times
10 the wind power device's blade tip height, as measured from the
11 ground to the tip of the blade.

12 (b) Subject to subsection (h), and except as otherwise allowed by
13 IC 36-7-4-1109, a project owner may not install or locate a wind
14 power device on property in a unit unless the distance, measured
15 as a straight line, from the vertical centerline of the base of the
16 wind power device to the nearest point on the outer wall of a
17 dwelling located on a nonparticipating property is equal to a
18 distance that is at least three (3) times the wind power device's
19 blade tip height, as measured from the ground to the tip of the
20 blade.

21 (c) Except as otherwise allowed by IC 36-7-4-1109, a project
22 owner may not install or locate a wind power device on property
23 in a unit unless the distance, measured as a straight line, from the
24 vertical centerline of the base of the wind power device to the
25 nearest edge of the right-of-way for any utility transmission or
26 distribution line is equal to a distance that is at least one and
27 two-tenths (1.2) times the wind power device's blade tip height, as
28 measured from the ground to the tip of the blade.

29 (d) Except as otherwise allowed by IC 36-7-4-1109, a project
30 owner may not install or locate a wind power device on property
31 in a unit unless the distance, measured as a straight line, from the
32 vertical centerline of the base of the wind power device to the
33 property line of any undeveloped land within the unit that is zoned
34 or platted for residential use is equal to a distance that is at least
35 two (2) times the wind power device's blade tip height, as measured
36 from the ground to the tip of the blade.

37 (e) Except as otherwise allowed by IC 36-7-4-1109, a project
38 owner may not install or locate a wind power device on property
39 in a unit unless the distance, measured as a straight line, from the
40 vertical centerline of the base of the wind power device to the
41 property line of a state park is equal to a distance of at least one (1)
42 mile.



1 **(f) A project owner may not install or locate a wind power**
 2 **device within a RED unless the distance, measured as a straight**
 3 **line, from the vertical centerline of the base of the wind power**
 4 **device to the corporate boundaries of any municipality within the**
 5 **RED is equal to a distance of at least one (1) mile. However, a**
 6 **municipality within a RED may waive or reduce the minimum**
 7 **distance prescribed by this subsection with respect to the**
 8 **installation of one (1) or more wind power devices.**

9 **(g) Except as otherwise allowed by IC 36-7-4-1109, a permit**
 10 **authority, with respect to the siting or construction of any wind**
 11 **power device within the unit, may not set a blade tip height**
 12 **limitation, through a wind power regulation or otherwise, that is**
 13 **more restrictive than the standards of the Federal Aviation**
 14 **Administration under 14 CFR Part 77 concerning the safe, efficient**
 15 **use and preservation of the navigable airspace.**

16 **(h) The distance requirements set forth in subsections (a)(2) and**
 17 **(b) may be waived with respect to the siting of any one (1) wind**
 18 **power device, subject to the written consent of the owner of each**
 19 **affected nonparticipating property.**

20 **Sec. 14. (a) Subject to subsection (c), and except as otherwise**
 21 **allowed by IC 36-7-4-1109, a project owner may not install or**
 22 **locate one (1) or more wind power devices in a unit unless the**
 23 **project owner demonstrates to the permit authority that with**
 24 **respect to each wind power device that the project owner seeks to**
 25 **install or locate in the unit:**

26 **(1) the project owner has used shadow flicker computer**
 27 **modeling to estimate the amount of shadow flicker anticipated**
 28 **to be caused by the wind power device; and**

29 **(2) the wind power device has been designed such that**
 30 **industry standard computer modeling indicates that any**
 31 **dwelling on a nonparticipating property within the unit will**
 32 **not experience more than thirty (30) hours per year of shadow**
 33 **flicker under planned operating conditions for the wind**
 34 **power device.**

35 **(b) After a project owner installs or locates a wind power device**
 36 **in a unit, as authorized by the permit authority in accordance with**
 37 **this chapter and IC 36-7-5.3, the project owner shall work with the**
 38 **owner of any affected dwelling on a nonparticipating property to**
 39 **mitigate the effects of shadow flicker to the extent reasonably**
 40 **practicable.**

41 **(c) The requirement set forth in subsection (a)(2) may be waived**
 42 **with respect to any one (1) wind power device, subject to the**



1 written consent of the owner of each affected nonparticipating
2 property.

3 Sec. 15. Except as otherwise allowed by IC 36-7-4-1109, a wind
4 power device installed in a unit must be installed in a manner so as
5 to minimize and mitigate impacts to:

- 6 (1) television signals;
7 (2) microwave signals;
8 (3) agricultural global positioning systems;
9 (4) military defense radar;
10 (5) radio reception; or
11 (6) weather and doppler radar.

12 Sec. 16. (a) Subject to subsection (b), and except as otherwise
13 allowed by IC 36-7-4-1109, a project owner may not install or
14 locate a wind power device in a unit unless the project owner
15 demonstrates to the permit authority that the wind power device
16 will operate in a manner such that the sound attributable to the
17 wind power device will not exceed an hourly average sound level
18 of fifty (50) A-weighted decibels, as modeled at the outer wall of an
19 affected dwelling.

20 (b) The requirement set forth in subsection (a) may be waived
21 with respect to any one (1) wind power device, subject to the
22 written consent of the owner of each affected property.

23 Sec. 17. (a) As used in this section, "wind turbine light
24 mitigation technology" means any technology used in connection
25 with a wind power device to shield, limit, or otherwise mitigate the
26 amount, intensity, character, or visibility of light emitted from the
27 wind power device.

28 (b) Except as otherwise allowed by IC 36-7-4-1109, after
29 January 1, 2023, and to the extent permissible under federal law or
30 regulations, a project owner may not commence construction on a
31 wind power device on property in a unit unless the wind power
32 device is equipped with a wind turbine light mitigation technology,
33 subject to any supply chain constraints with respect to the
34 technology. However, a permit authority shall waive this
35 requirement if:

- 36 (1) the Federal Aviation Administration denies the project
37 owner's application to use a wind turbine light mitigation
38 technology; or
39 (2) the project owner determines that the use of a wind
40 turbine light mitigation technology is not economically
41 feasible.

42 Sec. 18. (a) Subject to subsection (b), and except as otherwise



1 allowed by IC 36-7-4-1109, a project owner may not install or
2 locate a wind power device in a unit unless the project owner
3 submits to the permit authority the decommissioning and site
4 restoration plan required by IC 36-7-5.3-9(a)(9), and posts a surety
5 bond, or an equivalent means of security acceptable to the permit
6 authority, including a parent company guarantee or an irrevocable
7 letter of credit, in an amount equal to the estimated cost of
8 decommissioning the wind power device, as calculated by a third
9 party licensed or registered engineer, or by another person with
10 suitable experience in the decommissioning of wind power devices,
11 as agreed upon by the project owner and the permit authority. The
12 required bond or other security shall be posted in increments such
13 that the total amount of the bond or security posted is as follows:

14 (1) An amount equal to twenty-five percent (25%) of the total
15 estimated decommissioning costs not later than the start date
16 of the wind power device's full commercial operation. For
17 purposes of this subdivision, the total estimated
18 decommissioning costs shall be reevaluated by a third party
19 licensed or registered engineer (or by another person with
20 suitable experience in the decommissioning of wind power
21 devices, as agreed upon by the project owner and the permit
22 authority) before the:

23 (A) fifth anniversary; and

24 (B) tenth anniversary;

25 of the start date of the wind power device's full commercial
26 operation, and the total amount of the bond or security posted
27 under this subdivision shall be adjusted as necessary after
28 each reevaluation.

29 (2) An amount equal to fifty percent (50%) of the total
30 estimated decommissioning costs not later than the fifteenth
31 anniversary of the start date of the wind power device's full
32 commercial operation. For purposes of this subdivision, the
33 total estimated decommissioning costs shall be reevaluated by
34 a third party licensed or registered engineer (or by another
35 person with suitable experience in the decommissioning of
36 wind power devices, as agreed upon by the project owner and
37 the permit authority) before the fifteenth anniversary of the
38 start date of the wind power device's full commercial
39 operation, and the total amount of the bond or security posted
40 under this subdivision shall be adjusted as necessary after the
41 reevaluation.

42 (3) An amount equal to one hundred percent (100%) of the



1 total estimated decommissioning costs not later than the
 2 twentieth anniversary of the start date of the wind power
 3 device's full commercial operation. For purposes of this
 4 subdivision, the total estimated decommissioning costs shall
 5 be reevaluated by a third party licensed or registered
 6 engineer (or by another person with suitable experience in the
 7 decommissioning of wind power devices, as agreed upon by
 8 the project owner and the permit authority):

9 (A) before the twentieth anniversary of the start date of the
 10 wind power device's full commercial operation; and

11 (B) at least once every succeeding five (5) year period after
 12 the twentieth anniversary of the start date of the wind
 13 power device's full commercial operation;

14 and the total amount of the bond or security posted under this
 15 subdivision shall be adjusted as necessary after each
 16 reevaluation.

17 (b) For purposes of this section, the estimated cost of
 18 decommissioning a wind power device, as calculated by a licensed
 19 or registered professional engineer (or by another person with
 20 suitable experience in the decommissioning of wind power devices,
 21 as agreed upon by the project owner and the permit authority),
 22 shall be the net of any estimated salvage value attributable to the
 23 wind power device at the time of decommissioning, unless the unit
 24 and the project owner agree to include any such value in the
 25 estimated cost.

26 SECTION 2. IC 8-1-42 IS ADDED TO THE INDIANA CODE AS
 27 A NEW CHAPTER TO READ AS FOLLOWS [EFFECTIVE UPON
 28 PASSAGE]:

29 **Chapter 42. Default Standards for Commercial Solar Energy**
 30 **Systems**

31 **Sec. 1. (a) Except as provided in subsections (b) and (c), the**
 32 **standards set forth in this chapter apply to a project owner that,**
 33 **after June 30, 2021, files an initial application under IC 36-7-5.3-9**
 34 **for a project to install or locate one (1) or more CSE systems in a**
 35 **unit that:**

- 36 (1) either:
 37 (A) has not adopted a commercial solar regulation; or
 38 (B) has in effect on July 1, 2021, a commercial solar
 39 regulation that includes standards that are more
 40 restrictive, directly or indirectly, than the standards set
 41 forth in this chapter; and
 42 (2) has opted to allow the establishment of a renewable energy



- 1 district within the unit in connection with the project.
- 2 (b) Subject to a unit's planning and zoning powers under
- 3 IC 36-7, this chapter does not apply to a property owner who seeks
- 4 to install a solar energy device (as defined in IC 32-23-4-3) on the
- 5 property owner's premises for the purpose of generating electricity
- 6 to meet or offset all or part of the need for electricity on the
- 7 premises, whether through distributed generation, participation in
- 8 a net metering or feed-in tariff program offered by an electricity
- 9 supplier (as defined in IC 8-1-40-4), or otherwise.
- 10 (c) This chapter does not:
- 11 (1) apply to any proposal, request, or application that:
- 12 (A) concerns the construction, installation, siting,
- 13 modification, operation, or decommissioning of one (1) or
- 14 more CSE systems in a unit;
- 15 (B) is submitted by a project owner to a unit before July 1,
- 16 2021; and
- 17 (C) is pending as of July 1, 2021;
- 18 as set forth in IC 36-7-4-1109;
- 19 (2) affect the:
- 20 (A) construction;
- 21 (B) installation;
- 22 (C) siting;
- 23 (D) modification;
- 24 (E) operation; or
- 25 (F) decommissioning;
- 26 of one (1) or more CSE systems in a unit that before July 1,
- 27 2021, has approved such construction, installation, siting,
- 28 modification, operation, or decommissioning; or
- 29 (3) affect any:
- 30 (A) economic development agreement; or
- 31 (B) other agreement;
- 32 entered before July 1, 2021, with respect to the construction,
- 33 installation, siting, modification, operation, or
- 34 decommissioning of one (1) or more CSE systems in one (1) or
- 35 more units.
- 36 Sec. 2. (a) As used in this chapter, "commercial solar energy
- 37 system", or "CSE system", means a system that:
- 38 (1) has a nameplate capacity of at least ten (10) megawatts;
- 39 and
- 40 (2) captures and converts solar energy into electricity:
- 41 (A) for the purpose of selling the electricity at wholesale;
- 42 and



- 1 **(B) for use in locations other than where it is generated.**
 2 **(b) The term includes collection and feeder lines, generation tie**
 3 **lines, substations, ancillary buildings, solar monitoring stations,**
 4 **and accessory equipment or structures.**
 5 **Sec. 3. As used in this chapter, "commercial solar regulation"**
 6 **refers to any ordinance or regulation, including any:**
 7 **(1) zoning or land use ordinance or regulation; or**
 8 **(2) general or specific planning ordinance or regulation;**
 9 **that is adopted by a unit and that concerns the construction,**
 10 **installation, siting, modification, operation, or decommissioning of**
 11 **CSE systems in the unit.**
 12 **Sec. 4. As used in this chapter, "documented right of site**
 13 **control", with respect to a site within a renewable energy district**
 14 **established under this chapter, means any of the following:**
 15 **(1) Ownership of the site.**
 16 **(2) A leasehold or easement interest in the site.**
 17 **(3) An option to purchase or acquire a leasehold or easement**
 18 **interest in the site.**
 19 **(4) Any other contractual or legal right to possess or occupy**
 20 **the site.**
 21 **Sec. 5. As used in this chapter, "dwelling" means any building,**
 22 **structure, or part of a building or structure that is occupied as, or**
 23 **is designed or intended for occupancy as, a residence by one (1) or**
 24 **more families or individuals.**
 25 **Sec. 6. As used in this chapter, "interconnection queue" means**
 26 **the study process by which a regional transmission organization**
 27 **(as defined in IC 8-1-38-6) conducts reliability and deliverability**
 28 **studies to determine whether there is available transmission**
 29 **capacity to accommodate the interconnection of a new proposed**
 30 **generating facility or whether network upgrades are needed.**
 31 **Sec. 7. (a) As used in this chapter, "nonparticipating property"**
 32 **means a lot or parcel of real property:**
 33 **(1) that is not owned by a project owner; and**
 34 **(2) with respect to which:**
 35 **(A) the project owner does not seek:**
 36 **(i) to install or locate one (1) or more CSE systems or**
 37 **other facilities related to a CSE system project (including**
 38 **power lines, temporary or permanent access roads, or**
 39 **other temporary or permanent infrastructure); or**
 40 **(ii) to otherwise enter into a lease or any other**
 41 **agreement with the owner of the property for use of all**
 42 **or part of the property in connection with a CSE system**



1 project; or
 2 **(B) the owner of the property does not consent:**
 3 **(i) to having one (1) or more CSE systems or other**
 4 **facilities related to a CSE system project (including**
 5 **power lines, temporary or permanent access roads, or**
 6 **other temporary or permanent infrastructure) installed**
 7 **or located; or**
 8 **(ii) to otherwise enter into a lease or any other**
 9 **agreement with the project owner for use of all or part**
 10 **of the property in connection with a CSE system project.**
 11 **regardless of whether the property is located within or outside the**
 12 **boundaries of a renewable energy district.**
 13 **(b) The term does not include a lot or parcel of real property**
 14 **otherwise described in subsection (a) if the owner of the lot or**
 15 **parcel consents to participate in a CSE system project through a**
 16 **neighbor agreement, a participation agreement, or another similar**
 17 **arrangement or agreement with a project owner.**
 18 **Sec. 8. (a) As used in this chapter, "permit authority" means:**
 19 **(1) a unit; or**
 20 **(2) a board, a commission, or any other governing body of a**
 21 **unit;**
 22 **that makes legislative or administrative decisions concerning the**
 23 **construction, installation, siting, modification, operation, or**
 24 **decommissioning of CSE systems in the unit.**
 25 **(b) The term does not include:**
 26 **(1) the state or any of its agencies, departments, boards,**
 27 **commissions, authorities, or instrumentalities; or**
 28 **(2) a court or other judicial body that reviews decisions or**
 29 **rulings made by a permit authority.**
 30 **Sec. 9. (a) As used in this chapter, "project owner" means a**
 31 **person that:**
 32 **(1) will own one (1) or more CSE systems proposed to be**
 33 **located in a unit; or**
 34 **(2) owns one (1) or more CSE systems located in a unit.**
 35 **(b) The term includes an agent or a representative of a person**
 36 **described in subsection (a).**
 37 **Sec. 10. As used in this chapter, "renewable energy district", or**
 38 **"RED", means a district:**
 39 **(1) established in connection with a project, the initial**
 40 **application for which is filed unde IC 36-7-5.4 after June 30,**
 41 **2021, to install or locate one (1) or more:**
 42 **(A) CSE systems;**



- 1 **(B) wind power devices (as defined in IC 8-1-41-10); or**
 2 **(C) both;**
 3 **in a unit described in section 1(a)(1) of this chapter;**
 4 **(2) the area of which consists of:**
 5 **(A) the footprint of the project, as identified by the project**
 6 **owner in the project owner's application under**
 7 **IC 36-7-5.4; plus**
 8 **(B) an area that extends at least one and one-half (1.5)**
 9 **miles from the boundary lines of the footprint in all**
 10 **directions; and**
 11 **(3) with respect to which the project owner has a documented**
 12 **right of site control, as demonstrated in the project owner's**
 13 **application under IC 36-7-5.4-9, to the extent required to**
 14 **enable the project to enter the interconnection queue of the**
 15 **Midcontinent Independent System Operator (MISO),**
 16 **regardless of whether the project actually enters the**
 17 **interconnection queue of MISO or another appropriate**
 18 **regional transmission organization.**
- 19 **Sec. 11. (a) As used in this chapter, "unit" refers to:**
 20 **(1) a county, if a project owner, as part of a single CSE system**
 21 **project or development, seeks to locate one (1) or more CSE**
 22 **systems:**
 23 **(A) entirely within unincorporated areas of the county;**
 24 **(B) within both unincorporated areas of the county and**
 25 **one (1) or more municipalities within the county; or**
 26 **(C) entirely within two (2) or more municipalities within**
 27 **the county; or**
 28 **(2) a municipality, if:**
 29 **(A) a project owner, as part of a single CSE system project**
 30 **or development, seeks to locate one (1) or more CSE**
 31 **systems entirely within the boundaries of the municipality;**
 32 **and**
 33 **(B) subdivision (1)(B) or (1)(C) does not apply.**
- 34 **(b) The term refers to:**
 35 **(1) each county described in subsection (a)(1) in which a**
 36 **project owner seeks to locate one (1) or more CSE systems, if**
 37 **the project owner seeks to locate CSE systems in more than**
 38 **one (1) county as part of a single CSE system project or**
 39 **development; and**
 40 **(2) each municipality described in subsection (a)(2) in which**
 41 **a project owner seeks to locate one (1) or more CSE systems,**
 42 **if the project owner seeks to locate CSE systems in two (2) or**



- 1 more municipalities, each of which is located in a different
2 county.
- 3 **Sec. 12. (a) Subject to subsection (c), the following apply if a**
4 **permit authority for a unit described in section 1(a)(1) of this**
5 **chapter receives after June 30, 2021, a proposal from a project**
6 **owner for a project to install or locate one (1) or more CSE systems**
7 **in the unit:**
- 8 **(1) A unit described in section 1(a)(1)(B) of this chapter that**
9 **has in effect on July 1, 2021, a commercial solar regulation**
10 **that includes standards that are more restrictive, directly or**
11 **indirectly, than the standards set forth in sections 13 through**
12 **22 of this chapter may:**
- 13 **(A) continue to apply and enforce the unit's existing**
14 **commercial regulation with respect to the proposed**
15 **project; or**
- 16 **(B) allow within the unit the establishment of a renewable**
17 **energy district in which the proposed project will be**
18 **located.**
- 19 **(2) A unit described in section 1(a)(1)(A) of this chapter that**
20 **has not adopted a commercial solar regulation may:**
- 21 **(A) restrict, or impose conditions or limitations on, the**
22 **construction, installation, siting, modification, operation,**
23 **or decommissioning of one (1) or more CSE systems in the**
24 **unit if the unit first adopts a commercial solar regulation**
25 **that includes standards that are not more restrictive,**
26 **directly or indirectly, than the standards set forth in**
27 **sections 13 through 22 of this chapter; or**
- 28 **(B) allow within the unit the establishment of a a**
29 **renewable energy district in which the proposed project**
30 **will be located.**
- 31 **(b) This subsection applies with respect to any proposal, the**
32 **initial application for which is filed with a unit after June 30, 2021,**
33 **by a project owner for a project to install or locate one (1) or more**
34 **CSE systems in a unit. A unit that:**
- 35 **(1) adopts, before or after June 30, 2021, a commercial solar**
36 **regulation that includes standards that are not more**
37 **restrictive, directly or indirectly, than the standards set forth**
38 **in this chapter, may allocate a percentage, to be determined**
39 **by the unit, of the property tax revenues or income tax**
40 **revenues, or both, that are generated by the project, for use**
41 **within the project footprint, or for the benefit of residents and**
42 **businesses within the project footprint; or**



1 (2) allows within the unit the establishment of a RED in which
 2 a proposed project will be located, may allocate a percentage,
 3 to be determined by the unit, of the property tax revenues or
 4 income tax revenues, or both, that are generated by the
 5 project, for use within the RED, or for the benefit of residents
 6 and businesses within the RED.

7 (c) A unit may, by regulation or otherwise, limit the total
 8 acreage of land within the unit's boundaries that is or may be used
 9 for projects that are described in section 10(1) of this chapter and
 10 located within the unit, regardless of whether a particular project
 11 is approved or installed within the unit before or after June 30,
 12 2021. A limit imposed under this subsection may not restrict the
 13 total acreage of land within the unit's boundaries that is or may be
 14 used for projects described in section 10(1) of this chapter to less
 15 than forty percent (40%) of the unit's total land acreage. However,
 16 a unit may waive or increase a limit imposed under this subsection
 17 with respect to any particular project.

18 (d) Except as provided in:

- 19 (1) subsection (a);
- 20 (2) IC 36-1-3-8.8; and
- 21 (3) IC 36-7-5.4;

22 this chapter does not otherwise affect a unit's planning and zoning
 23 powers under IC 36-7 with respect to the installation or siting of
 24 one (1) or more CSE systems in the unit.

25 (e) A permit authority for a unit described in section 1(a)(1) of
 26 this chapter is responsible for enforcing compliance with the
 27 following:

- 28 (1) Within the boundaries of a RED established under
 29 subsection (a), the standards set forth in this chapter.
- 30 (2) IC 36-7-5.4.

31 (f) A unit may:

32 (1) adopt and enforce a commercial solar regulation that
 33 includes standards that:

- 34 (A) concern the construction, installation, siting,
 35 modification, operation, or decommissioning of CSE
 36 systems in the unit; and
- 37 (B) are less restrictive than the standards set forth in this
 38 chapter; or

39 (2) waive or make less restrictive any standard set forth in
 40 this chapter

41 with respect to any particular:

- 42 (A) CSE system;



- 1 **(B) project described in section 10(1) of this chapter; or**
 2 **(C) RED; or**
 3 **(3) waive or make less restrictive any standard set forth in a**
 4 **commercial solar regulation adopted by the unit with respect**
 5 **to any particular:**
 6 **(A) CSE system; or**
 7 **(B) project described in section 10(1) of this chapter.**
 8 **(g) This subsection applies to any unit in which a RED is**
 9 **established in connection with a project described in section 10(1)**
 10 **of this chapter. For purposes of any standard set forth in this**
 11 **chapter that prescribes a minimum setback distance or another**
 12 **minimum distance from a CSE system to any:**
 13 **(1) right-of-way;**
 14 **(2) property line;**
 15 **(3) utility line;**
 16 **(4) dwelling; or**
 17 **(5) other line, facility, object, or structure;**
 18 **the prescribed minimum distance, as set forth in this chapter, shall**
 19 **apply with respect to each wind power device located within the**
 20 **RED, regardless of whether the right-of-way, property line, utility**
 21 **line, dwelling, or other line, facility, object, or structure from**
 22 **which the distance must be established is itself located within the**
 23 **RED.**
 24 **Sec. 13. (a) Subject to subsection (e), and except as otherwise**
 25 **allowed by IC 36-7-4-1109, a project owner may not install or**
 26 **locate a CSE system on property in a unit unless the distance,**
 27 **measured as a straight line, from the nearest outer edge of the CSE**
 28 **system to:**
 29 **(1) the nearest edge of the right-of-way for any:**
 30 **(A) federal interstate highway, federal highway, state**
 31 **highway, or county highway is at least forty (40) feet;**
 32 **(B) collector road is at least thirty (30) feet; or**
 33 **(C) local road is at least ten (10) feet; or**
 34 **(2) the property line of any nonparticipating property is at**
 35 **least fifty (50) feet.**
 36 **(b) Subject to subsection (e), and except as otherwise allowed by**
 37 **IC 36-7-4-1109, a project owner may not install or locate a CSE**
 38 **system on property in a unit unless the distance, measured as a**
 39 **straight line, from the nearest outer edge of the CSE system to the**
 40 **nearest point on the outer wall of a dwelling located on a**
 41 **nonparticipating property is at least one hundred fifty (150) feet.**
 42 **(c) Subject to subsection (e), and except as otherwise allowed by**



1 IC 36-7-4-1109, if a project owner installs a CSE system within a
 2 distance of two hundred fifty (250) feet, measured as a straight
 3 line, from the nearest outer edge of the CSE system to the nearest
 4 point on the outer wall of a dwelling located on a nonparticipating
 5 property, the project owner shall install a landscape buffer in the
 6 area between the nearest outer edge of the CSE system and the
 7 outer wall of the dwelling located on the nonparticipating
 8 property:

9 (1) in a location; and

10 (2) constructed from such materials;

11 as set forth in a plan submitted to the unit in the application
 12 required under IC 36-7-5.4-9 during the permitting and approval
 13 process for the CSE system.

14 (d) Except as otherwise allowed by IC 36-7-4-1109, a project
 15 owner may not install or locate a CSE system on property in a unit
 16 unless the height of the CSE system solar panels are not more than
 17 twenty-five (25) feet above ground level when the CSE system's
 18 arrays are at full tilt. However, a permit authority or a unit may
 19 not impose a clearance requirement between the ground and the
 20 bottom edge of a CSE system's solar panels.

21 (e) The:

22 (1) distance requirements set forth in subsection (a)(2) and
 23 subsection (b); and

24 (2) requirement for the installation of a landscape buffer set
 25 forth in subsection (c);

26 may be waived with respect to the siting of any one (1) CSE system,
 27 subject to the written consent of the owner of each affected
 28 nonparticipating property.

29 Sec. 14. Except as otherwise allowed by IC 36-7-4-1109, if a
 30 project owner installs a CSE system in a unit, the project owner
 31 shall plant, establish, and maintain for the life of the CSE system
 32 perennial vegetated ground cover on the ground around and under
 33 solar panels, and in project site buffer areas. The use of pollinator
 34 seed mixes in the planting of ground cover required by this section
 35 is encouraged. A unit or permit authority may require a project
 36 owner to prepare for a project site a vegetation plan that:

37 (1) is compatible with each CSE system on the project site;

38 (2) provides for the planting of noninvasive species and the
 39 use of native or naturalized species if the planting and use of
 40 noninvasive and native or naturalized species are:

41 (A) appropriate to the region;

42 (B) economically feasible; and



- 1 (C) agreed to by the landowner;
 2 in order to reduce storm water runoff and erosion at the site
 3 and to provide habitat for wildlife and insects; and
 4 (3) provides for site preparation and maintenance practices
 5 designed to control invasive species and noxious weeds (as
 6 defined in IC 15-16-7-2).
- 7 Sec. 15. Except as otherwise allowed by IC 36-7-4-1109, if a
 8 project owner installs a CSE system in a unit, the project owner
 9 shall completely enclose the CSE system with fencing that is at
 10 least six (6) feet high.
- 11 Sec. 16. Except as otherwise allowed by IC 36-7-4-1109, if a
 12 project owner installs a CSE system in a unit, all cables of up to
 13 thirty-four and one-half (34.5) kilovolts that are located between
 14 inverter locations and project substations shall be located and
 15 maintained underground. Other solar infrastructure, such as
 16 module-to-module collection cables, transmission lines, substations,
 17 junction boxes, and other typical aboveground infrastructure may
 18 be located and maintained above ground. Buried cables shall be at
 19 a depth of at least thirty-six (36) inches below grade or, if
 20 necessitated by onsite conditions, at a greater depth. Cables and
 21 lines located outside of the CSE system project site may:
 22 (1) be located above ground; or
 23 (2) in the case of cables or lines of up to thirty-four and
 24 one-half (34.5) kilovolts, be buried underground at:
 25 (A) a depth of at least forty-eight (48) inches below grade,
 26 so as to not interfere with drainage tile or ditch repairs; or
 27 (B) another depth, as necessitated by conditions;
 28 as determined in consultation with the landowner.
- 29 Sec. 17. Except as otherwise allowed by IC 36-7-4-1109, a CSE
 30 system installed by a project owner must be designed and
 31 constructed to:
 32 (1) minimize glare on adjacent properties and roadways; and
 33 (2) not interfere with vehicular traffic, including air traffic.
- 34 Sec. 18. Except as otherwise allowed by IC 36-7-4-1109, a CSE
 35 system installed in a unit must be installed in a manner so as to
 36 minimize and mitigate impacts to:
 37 (1) television signals;
 38 (2) microwave signals;
 39 (3) agricultural global positioning systems;
 40 (4) military defense radar;
 41 (5) radio reception; or
 42 (6) weather and doppler radar.



1 **Sec. 19. (a)** Subject to subsection (b), and except as otherwise
 2 allowed by IC 36-7-4-1109, a project owner may not install or
 3 locate a CSE system in a unit unless the project owner
 4 demonstrates to the permit authority that the CSE system will
 5 operate in a manner such that the sound attributable to the CSE
 6 system will not exceed an hourly average sound level of fifty (50)
 7 A-weighted decibels, as modeled at the outer wall of a dwelling
 8 located on an adjacent nonparticipating property.

9 **(b)** The requirement set forth in subsection (a) may be waived
 10 with respect to any one (1) CSE system, subject to the written
 11 consent of the owner of each adjacent nonparticipating property.

12 **Sec. 20. (a)** Subject to subsection (b), and except as otherwise
 13 allowed by IC 36-7-4-1109, a project owner may not install or
 14 locate a CSE system in a unit unless the project owner submits to
 15 the permit authority the decommissioning and site restoration plan
 16 required by IC 36-7-5.4-9, and posts a surety bond, or an
 17 equivalent means of security acceptable to the permit authority,
 18 including a parent company guarantee or an irrevocable letter of
 19 credit, in an amount equal to the estimated cost of
 20 decommissioning the CSE system, as calculated by a third party
 21 licensed or registered engineer or by another person with suitable
 22 experience in the decommissioning of CSE systems, as agreed upon
 23 by the project owner and the permit authority. The required bond
 24 or other security shall be posted in increments such that the total
 25 amount of the bond or security posted is as follows:

26 **(1)** An amount equal to twenty-five percent (25%) of the total
 27 estimated decommissioning costs not later than the start date
 28 of the CSE system's full commercial operation.

29 **(2)** An amount equal to fifty percent (50%) of the total
 30 estimated decommissioning costs not later than the fifth
 31 anniversary of the start date of the CSE system's full
 32 commercial operation.

33 **(3)** An amount equal to one hundred percent (100%) of the
 34 total estimated decommissioning costs not later than the tenth
 35 anniversary of the start date of the CSE system's full
 36 commercial operation. For purposes of this subdivision, the
 37 total estimated decommissioning costs shall be reevaluated by
 38 a third party licensed or registered engineer (or by another
 39 person with suitable experience in the decommissioning of
 40 CSE systems, as agreed upon by the project owner and the
 41 permit authority):

42 **(A)** before the tenth anniversary of the start date of the



- 1 **CSE system's full commercial operation; and**
 2 **(B) at least once every succeeding five (5) year period after**
 3 **the tenth anniversary of the start date of the CSE system's**
 4 **full commercial operation;**
 5 **and the total amount of the bond or security posted under this**
 6 **subdivision shall be adjusted as necessary after each**
 7 **reevaluation.**
- 8 **(b) For purposes of this section, the estimated cost of**
 9 **decommissioning a CSE system, as calculated by a licensed or**
 10 **registered professional engineer (or by another person with**
 11 **suitable experience in the decommissioning of CSE systems, as**
 12 **agreed upon by the project owner and the permit authority), shall**
 13 **be the net of any estimated salvage value attributable to the CSE**
 14 **system at the time of decommissioning, unless the unit and the**
 15 **project owner agree to include any such value in the estimated cost.**
- 16 **(c) A project owner shall provide to the permit authority**
 17 **written notice of the project owner's intent to decommission a CSE**
 18 **system not later than sixty (60) days before the discontinuation of**
 19 **commercial operation by the CSE system. Except as provided in**
 20 **subsection (e), after the discontinuation of commercial operation**
 21 **by the CSE system, and as part of the decommissioning process:**
- 22 **(1) all structures, foundations, roads, gravel areas, and cables**
 23 **associated with the project shall be removed to a depth of at**
 24 **least thirty-six (36) inches below grade; and**
 25 **(2) the ground shall be restored to a condition reasonably**
 26 **similar to its condition before the start of construction**
 27 **activities in connection with the CSE system project.**
- 28 **(d) Except as provided in subsection (e), if the project owner**
 29 **fails to remove all CSE system project assets not later than one (1)**
 30 **year after the proposed date of final decommissioning, as set forth**
 31 **in the notice to the permit authority under subsection (c), the**
 32 **permit authority may engage qualified contractors to:**
- 33 **(1) enter the project site;**
 34 **(2) remove the CSE system project assets;**
 35 **(3) sell any assets removed; and**
 36 **(4) remediate the site;**
 37 **and may initiate proceedings to recover any costs incurred.**
- 38 **(e) Project assets may remain in place after decommissioning is**
 39 **complete if:**
- 40 **(1) the location and condition of the assets are in conformance**
 41 **with local regulations at the time of decommissioning; and**
 42 **(2) the written consent of the landowner is obtained.**



1 **Sec. 21. (a) If a CSE system installed in a unit does not generate**
 2 **electricity for eighteen (18) consecutive months:**

3 **(1) the CSE system is considered abandoned as of the date**
 4 **that is five hundred forty (540) days after the date on which**
 5 **the CSE system last generated electricity; and**

6 **(2) all CSE system project assets shall be removed in**
 7 **accordance with section 17(c) of this chapter not later than**
 8 **one (1) year after the date of abandonment specified in**
 9 **subdivision (1).**

10 **(b) In the case of abandonment, as described in subsection (a),**
 11 **if the project owner fails to remove the CSE system project assets**
 12 **not later than one (1) year after the date of abandonment, as**
 13 **required by subsection (a)(2), the permit authority may engage**
 14 **qualified contractors to:**

15 **(1) enter the project site;**

16 **(2) remove the CSE system project assets;**

17 **(3) sell any assets removed; and**

18 **(4) remediate the site;**

19 **and may initiate proceedings to recover any costs incurred.**

20 **Sec. 22. (a) As used in this section, "force majeure event"**
 21 **includes the following:**

22 **(1) Fire, flood, tornado, or other natural disasters or acts of**
 23 **God.**

24 **(2) War, civil strife, a terrorist attack, or other similar acts of**
 25 **violence.**

26 **(3) Other unforeseen events or events over which a project**
 27 **owner has no control.**

28 **(b) If a force majeure event results in a CSE system not**
 29 **generating electricity, the project owner shall:**

30 **(1) as soon as practicable after the occurrence of the force**
 31 **majeure event, provide notice to the permit authority of the**
 32 **event and of the resulting cessation of generating operations;**
 33 **and**

34 **(2) demonstrate to the permit authority that the CSE system**
 35 **will be substantially operational and generating electricity not**
 36 **later than twelve (12) months after the occurrence of the force**
 37 **majeure event.**

38 **(c) If the CSE system does not become substantially operational**
 39 **and resume generating electricity within the time set forth in**
 40 **subdivision (2):**

41 **(1) the CSE system is considered abandoned as of the date**
 42 **that is three hundred sixty-five (365) days after the date on**



1 **which the CSE system last generated electricity; and**
 2 **(2) all CSE system project assets shall be removed in**
 3 **accordance with section 17(c) of this chapter not later than**
 4 **one (1) year after the date of abandonment specified in**
 5 **subdivision (1).**

6 **(d) In the case of presumed abandonment, as described in**
 7 **subsection (c), if the project owner fails to remove the CSE system**
 8 **project assets not later than one (1) year after the date of**
 9 **abandonment, as required by subsection (c)(2), the permit**
 10 **authority may engage qualified contractors to:**

- 11 **(1) enter the project site;**
 12 **(2) remove the CSE system project assets;**
 13 **(3) sell any assets removed; and**
 14 **(4) remediate the site;**

15 **and may initiate proceedings to recover any costs incurred.**

16 SECTION 3. IC 36-1-3-8, AS AMENDED BY P.L.19-2019,
 17 SECTION 3, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
 18 UPON PASSAGE]: Sec. 8. (a) Subject to subsection (b), a unit does
 19 not have the following:

- 20 (1) The power to condition or limit its civil liability, except as
 21 expressly granted by statute.
 22 (2) The power to prescribe the law governing civil actions
 23 between private persons.
 24 (3) The power to impose duties on another political subdivision,
 25 except as expressly granted by statute.
 26 (4) The power to impose a tax, except as expressly granted by
 27 statute.
 28 (5) The power to impose a license fee greater than that reasonably
 29 related to the administrative cost of exercising a regulatory power.
 30 (6) The power to impose a service charge or user fee greater than
 31 that reasonably related to reasonable and just rates and charges
 32 for services.
 33 (7) The power to regulate conduct that is regulated by a state
 34 agency, except as expressly granted by statute.
 35 (8) The power to prescribe a penalty for conduct constituting a
 36 crime or infraction under statute.
 37 (9) The power to prescribe a penalty of imprisonment for an
 38 ordinance violation.
 39 (10) The power to prescribe a penalty of a fine as follows:
 40 (A) More than ten thousand dollars (\$10,000) for the violation
 41 of an ordinance or a regulation concerning air emissions
 42 adopted by a county that has received approval to establish an



- 1 air permit program under IC 13-17-12-6.
 2 (B) For a violation of any other ordinance:
 3 (i) more than two thousand five hundred dollars (\$2,500) for
 4 a first violation of the ordinance; and
 5 (ii) except as provided in subsection (c), more than seven
 6 thousand five hundred dollars (\$7,500) for a second or
 7 subsequent violation of the ordinance.
- 8 (11) The power to invest money, except as expressly granted by
 9 statute.
- 10 (12) The power to order or conduct an election, except as
 11 expressly granted by statute.
- 12 (13) The power to adopt or enforce an ordinance described in
 13 section 8.5 of this chapter.
- 14 (14) The power to take any action prohibited by section 8.6 of this
 15 chapter.
- 16 **(15) The power to directly or indirectly restrict, or impose**
 17 **conditions or limitations on, the construction, installation,**
 18 **siting, modification, operation, or decommissioning of one (1)**
 19 **or more wind power devices in the unit, except as allowed**
 20 **under section 8.7 of this chapter.**
- 21 **(16) The power to directly or indirectly restrict, or impose**
 22 **conditions or limitations on, the construction, installation,**
 23 **siting, modification, operation, or decommissioning of one (1)**
 24 **or more commercial solar energy systems in the unit, except**
 25 **as allowed under section 8.8 of this chapter.**
- 26 ~~(15)~~ (17) The power to dissolve a political subdivision, except:
 27 (A) as expressly granted by statute; or
 28 (B) if IC 36-1-8-17.7 applies to the political subdivision, in
 29 accordance with the procedure set forth in IC 36-1-8-17.7.
- 30 ~~(16)~~ (18) After June 30, 2019, the power to enact an ordinance
 31 requiring a solid waste hauler or a person who operates a vehicle
 32 in which recyclable material is transported for recycling to collect
 33 fees authorized by IC 13-21 and remit the fees to:
 34 (A) a unit; or
 35 (B) the board of a solid waste management district established
 36 under IC 13-21.
- 37 (b) A township does not have the following, except as expressly
 38 granted by statute:
 39 (1) The power to require a license or impose a license fee.
 40 (2) The power to impose a service charge or user fee.
 41 (3) The power to prescribe a penalty.
 42 (c) Subsection (a)(10)(B)(ii) does not apply to the violation of an



1 ordinance that regulates traffic or parking.

2 SECTION 4. IC 36-1-3-8.7 IS ADDED TO THE INDIANA CODE
3 AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE
4 UPON PASSAGE]: **Sec. 8.7. (a) Subject to a unit's planning and
5 zoning powers under IC 36-7, this section does not apply to a
6 property owner that seeks to install a wind power device on the
7 property owner's premises for the purpose of generating electricity
8 to meet or offset all or part of the need for electricity on the
9 premises, whether through distributed generation, participation in
10 a net metering or feed-in tariff program offered by an electricity
11 supplier (as defined in IC 8-1-40-4), or otherwise.**

12 **(b) As used in this section, "permit authority", with respect to
13 a unit, has the meaning set forth in IC 8-1-41-6.**

14 **(c) As used in this section, "project owner" has the meaning set
15 forth in IC 8-1-41-7.**

16 **(d) As used in this section, "renewable energy district", or
17 "RED", has the meaning set forth in IC 8-1-41-8.**

18 **(e) As used in this section, "unit" has the meaning set forth in
19 IC 8-1-41-9.**

20 **(f) As used in this section, "wind power device" means a device,
21 including a windmill or a wind turbine, that is designed to use the
22 kinetic energy of moving air to provide mechanical energy or to
23 produce electricity.**

24 **(g) As used in this section, "wind power regulation" refers to
25 any ordinance or regulation, including any:**

26 **(1) zoning or land use ordinance or regulation; or
27 (2) general or specific planning ordinance or regulation;**
28 **that is adopted by a unit and that concerns the construction,
29 installation, siting, modification, operation, or decommissioning of
30 wind power devices in the unit.**

31 **(h) Except as provided in IC 8-1-41-1(c), after June 30, 2021, a
32 permit authority may not, directly or indirectly, restrict, or impose
33 conditions or limitations on, the construction, installation, siting,
34 modification, operation, or decommissioning of one (1) or more
35 wind power devices in the unit unless the unit has in effect a wind
36 power regulation. The following apply to a wind power regulation
37 this is adopted after June 30, 2021:**

38 **(1) The wind power regulation must be approved by the unit's
39 plan commission.**

40 **(2) Any procedures set forth in the wind power regulation
41 with respect to the permitting or approval process for the
42 siting or installation of wind power devices in the unit must**



1 **comply with IC 36-7-5.3.**

2 **(3) Any standards included in the wind power regulation must**
 3 **not be more restrictive, directly or indirectly, than the default**
 4 **standards set forth in IC 8-1-41.**

5 **(i) This subsection applies to a unit that does not have a wind**
 6 **power regulation in effect in the unit after June 30, 2021. Until**
 7 **such time as the legislative body of the unit may elect to adopt a**
 8 **wind power regulation that complies with subsection (h), the**
 9 **procedures set forth in IC 36-7-5.3 apply with respect to any**
 10 **proposal, the initial application for which is filed with the unit after**
 11 **June 30, 2021, by a project owner to install or locate one (1) or**
 12 **more wind power devices in the unit. If the unit approves the**
 13 **proposed project, the unit shall allow within the unit the**
 14 **establishment of a renewable energy district in which the project**
 15 **will be located. The standards set forth in IC 8-1-41 apply with**
 16 **respect to each RED established in the unit.**

17 **(j) This subsection applies to a unit that has a wind power**
 18 **regulation in effect in the unit on July 1, 2021. A unit described in**
 19 **this subsection may:**

20 **(1) continue to apply and enforce the unit's existing wind**
 21 **power regulation with respect to any proposed or existing**
 22 **project; or**

23 **(2) allow within the unit the establishment of a renewable**
 24 **energy district in which a proposed project will be located, in**
 25 **the case of any proposal, the initial application for which is**
 26 **filed with the unit after June 30, 2021, by a project owner to**
 27 **install or locate one (1) or more wind power devices in the**
 28 **unit. The standards set forth in IC 8-1-41 apply with respect**
 29 **to each RED established in the unit under this subdivision.**

30 **SECTION 5. IC 36-1-3-8.8 IS ADDED TO THE INDIANA CODE**
 31 **AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE**
 32 **UPON PASSAGE]: Sec. 8.8. (a) Subject to a unit's planning and**
 33 **zoning powers under IC 36-7, this section does not apply to a**
 34 **property owner that seeks to install a solar energy device (as**
 35 **defined in IC 32-23-4-3) on the property owner's premises for the**
 36 **purpose of generating electricity to meet or offset all or part of the**
 37 **need for electricity on the premises, whether through distributed**
 38 **generation, participation in a net metering or feed-in tariff**
 39 **program offered by an electricity supplier (as defined in**
 40 **IC 8-1-40-4), or otherwise.**

41 **(b) As used in this section, "commercial solar energy system",**
 42 **or "CSE system", means a system that:**



- 1 (1) has a nameplate capacity of at least ten (10) megawatts;
- 2 and
- 3 (2) captures and converts solar energy into electricity:
- 4 (A) for the purpose of selling the electricity at wholesale;
- 5 and
- 6 (B) for use in locations other than where it is generated.
- 7 The term includes collection and feeder lines, generation tie lines,
- 8 substations, ancillary buildings, solar monitoring stations, and
- 9 accessory equipment or structures.
- 10 (c) As used in this section, "commercial solar regulation" refers
- 11 to any ordinance or regulation, including any:
- 12 (1) zoning or land use ordinance or regulation; or
- 13 (2) general or specific planning ordinance or regulation;
- 14 that is adopted by a unit and that concerns the construction,
- 15 installation, siting, modification, operation, or decommissioning of
- 16 CSE systems in the unit.
- 17 (d) As used in this section, "permit authority", with respect to
- 18 a unit, has the meaning set forth in IC 8-1-42-8.
- 19 (e) As used in this section, "project owner" has the meaning set
- 20 forth in IC 8-1-42-9.
- 21 (f) As used in this section, "renewable energy district", or
- 22 "RED", has the meaning set forth in IC 8-1-42-10.
- 23 (g) As used in this section, "unit" has the meaning set forth in
- 24 IC 8-1-42-11.
- 25 (h) Except as provided in IC 8-1-42-1(c), after June 30, 2021, a
- 26 permit authority may not, directly or indirectly, restrict, or impose
- 27 conditions or limitations on, the construction, installation, siting,
- 28 modification, operation, or decommissioning of one (1) or more
- 29 CSE systems in the unit unless the unit has in effect a commercial
- 30 solar regulation. The following apply to a commercial solar
- 31 regulation this is adopted after June 30, 2021:
- 32 (1) The commercial solar regulation must be approved by the
- 33 unit's plan commission.
- 34 (2) Any procedures set forth in the commercial solar
- 35 regulation with respect to the permitting or approval process
- 36 for the siting or installation of CSE systems in the unit must
- 37 comply with IC 36-7-5.4.
- 38 (3) Any standards included in the commercial solar regulation
- 39 must not be more restrictive, directly or indirectly, than the
- 40 default standards set forth in IC 8-1-42.
- 41 (i) This subsection applies to a unit that does not have a
- 42 commercial solar regulation in effect in the unit after June 30,



1 **2021. Until such time as the legislative body of the unit may elect**
 2 **to adopt a commercial solar regulation that complies with**
 3 **subsection (h), the procedures set forth in IC 36-7-5.4 apply with**
 4 **respect to any proposal, the initial application for which is filed**
 5 **with the unit after June 30, 2021, by a project owner to install or**
 6 **locate one (1) or more CSE systems in the unit. If the unit approves**
 7 **the proposed project, the unit shall allow within the unit the**
 8 **establishment of a renewable energy district in which the project**
 9 **will be located. The standards set forth in IC 8-1-42 apply with**
 10 **respect to each RED established in the unit.**

11 **(j) This subsection applies to a unit that has a commercial solar**
 12 **regulation in effect in the unit on July 1, 2021. A unit described in**
 13 **this subsection may:**

14 **(1) continue to apply and enforce the unit's existing**
 15 **commercial solar regulation with respect to any proposed or**
 16 **existing project; or**

17 **(2) allow within the unit the establishment of a renewable**
 18 **energy district in which a proposed project will be located, in**
 19 **the case of any proposal, the initial application for which is**
 20 **filed with the unit after June 30, 2021, by a project owner to**
 21 **install or locate one (1) or more CSE systems in the unit. The**
 22 **standards set forth in IC 8-1-41 apply with respect to each**
 23 **RED established in the unit under this subdivision.**

24 **SECTION 6. IC 36-7-5.3 IS ADDED TO THE INDIANA CODE**
 25 **AS A NEW CHAPTER TO READ AS FOLLOWS [EFFECTIVE**
 26 **JULY 1, 2021]:**

27 **Chapter 5.3. Siting of Wind Power Devices in a Unit**

28 **Sec. 1. (a) Except as provided in subsections (c) and (d), this**
 29 **chapter applies to the following:**

30 **(1) The exercising by any unit of zoning, land use, planning, or**
 31 **permitting authority as authorized by this article, or by any**
 32 **other law, with respect to the construction, installation, siting,**
 33 **modification, operation, or decommissioning of one (1) or**
 34 **more wind power devices within the unit after June 30, 2021.**

35 **(2) The consideration by any unit, whether under a regulation**
 36 **of the unit or otherwise, of a proposal for the construction,**
 37 **installation, siting, modification, operation, or**
 38 **decommissioning of one (1) or more wind power devices in the**
 39 **unit after June 30, 2021.**

40 **(b) This chapter applies to a situation described in subsection (a)**
 41 **in a unit that does not have a wind power regulation in effect in the**
 42 **unit after June 30, 2021.**



1 (c) Subject to a unit's planning and zoning powers under this
 2 article, this chapter does not apply to a property owner that seeks
 3 to install a wind power device on the property owner's premises for
 4 the purpose of generating electricity to meet or offset all or part of
 5 the need for electricity on the premises, whether through
 6 distributed generation, participation in a net metering or feed-in
 7 tariff program offered by an electricity supplier (as defined in
 8 IC 8-1-40-4), or otherwise.

9 (d) This chapter does not:

10 (1) apply to any proposal, request, or application that:

11 (A) concerns the construction, installation, siting,
 12 modification, operation, or decommissioning of one (1) or
 13 more wind power devices in a unit;

14 (B) is submitted by a project owner to a unit before July 1,
 15 2021; and

16 (C) is pending as of July 1, 2021;

17 as set forth in IC 36-7-4-1109;

18 (2) affect the:

19 (A) construction;

20 (B) installation;

21 (C) siting;

22 (D) modification;

23 (E) operation; or

24 (F) decommissioning;

25 of one (1) or more wind power devices in a unit that before
 26 July 1, 2021, has approved such construction, installation,
 27 siting, modification, operation, or decommissioning; or

28 (3) affect any:

29 (A) economic development agreement; or

30 (B) other agreement;

31 entered before July 1, 2021, with respect to the construction,
 32 installation, siting, modification, operation, or
 33 decommissioning of one (1) or more wind power devices in
 34 one (1) or more units.

35 Sec. 2. (a) As used in this chapter, "permit authority" means:

36 (1) a unit; or

37 (2) a board, a commission, or any other governing body of a
 38 unit;

39 that makes legislative or administrative decisions concerning the
 40 construction, installation, siting, modification, operation, or
 41 decommissioning of wind power devices in the unit.

42 (b) The term does not include:



1 (1) the state or any of its agencies, departments, boards,
2 commissions, authorities, or instrumentalities; or

3 (2) a court or other judicial body that reviews decisions or
4 rulings made by a permit authority.

5 Sec. 3. (a) As used in this chapter, "project owner" means a
6 person that:

7 (1) will own one (1) or more wind power devices proposed to
8 be located in a unit; or

9 (2) owns one (1) or more wind power devices located in a unit.

10 (b) The term includes an agent or a representative of a person
11 described in subsection (a).

12 Sec. 4. As used in this chapter, "renewable energy district", or
13 "RED", has the meaning set forth in IC 8-1-41-8.

14 Sec. 5. (a) As used in this chapter, "unit" refers to:

15 (1) a county, if a project owner, as part of a single wind power
16 project or development, seeks to locate one (1) or more wind
17 power devices:

18 (A) entirely within unincorporated areas of the county;

19 (B) within both unincorporated areas of the county and
20 one (1) or more municipalities within the county; or

21 (C) entirely within two (2) or more municipalities within
22 the county; or

23 (2) a municipality, if:

24 (A) a project owner, as part of a single wind power project
25 or development, seeks to locate one (1) or more wind
26 power devices entirely within the boundaries of the
27 municipality; and

28 (B) subdivision (1)(B) or (1)(C) does not apply.

29 (b) The term refers to:

30 (1) each county described in subsection (a)(1) in which a
31 project owner seeks to locate one (1) or more wind power
32 devices, if the project owner seeks to locate wind power
33 devices in more than one (1) county as part of a single wind
34 power project or development; and

35 (2) each municipality described in subsection (a)(2) in which
36 a project owner seeks to locate one (1) or more wind power
37 devices, if the project owner seeks to locate wind power
38 devices in two (2) more municipalities, each of which is
39 located in a different county.

40 Sec. 6. As used in this chapter, "wind power device" means a
41 device, including a windmill or a wind turbine, that is designed to
42 use the kinetic energy of moving air to provide mechanical energy



1 or to produce electricity.

2 **Sec. 7. As used in this chapter, "wind power regulation" refers**
 3 **to any ordinance or regulation, including any:**

4 (1) zoning or land use ordinance or regulation; or

5 (2) general or specific planning ordinance or regulation;

6 that is adopted by a unit and that concerns the construction,
 7 installation, siting, modification, operation, or decommissioning of
 8 wind power devices in the unit.

9 **Sec. 8. (a) A wind power device may not be installed or located**
 10 **in a unit without the approval of the permit authority for the unit.**

11 (b) Except as provided in section 1(c) and 1(d) of this chapter,
 12 the procedures set forth in this chapter apply with respect to any
 13 proposal by a project owner to install or locate one (1) or more
 14 wind power devices in a unit described in section 1(b) of this
 15 chapter after June 30, 2021, as provided in IC 36-1-3-8.7(i).

16 (c) Except as provided in:

17 (1) subsection (b);

18 (2) IC 36-1-3-8.7; and

19 (3) IC 8-1-41;

20 this chapter does not otherwise affect a unit's planning and zoning
 21 powers under this article with respect to the installation or siting
 22 of one (1) or more wind power devices in the unit.

23 (d) A permit authority for a unit described in section 1(b) of this
 24 chapter is responsible for enforcing compliance with:

25 (1) this chapter; and

26 (2) the default standards set forth in IC 8-1-41.

27 **Sec. 9. (a) A project owner that seeks to install or locate one (1)**
 28 **or more wind power devices in a unit after June 30, 2021, shall file**
 29 **with the permit authority for the unit an application in the form**
 30 **and manner prescribed by the permit authority. An application**
 31 **filed under this section must include the following, provided with**
 32 **as much detail or specificity as the permit authority may**
 33 **reasonably require, and so far as ascertainable at the time of the**
 34 **application:**

35 (1) A physical and technical description of all wind power
 36 devices proposed to be installed or located in the unit.

37 (2) A physical and technical description of all sites in the unit
 38 on which one (1) or more wind power devices are sought to be
 39 installed or located, including maps showing:

40 (A) the location of the sites; and

41 (B) the boundaries of the renewable energy district to be
 42 established in connection with the project.



- 1 **In addition to showing the boundaries of the RED, the project**
 2 **owner must provide evidence that the project owner has a**
 3 **documented right of site control (as defined in IC 8-1-41-2)**
 4 **with respect to the RED, to the extent required to enable the**
 5 **project to enter the interconnection queue of the Midcontinent**
 6 **Independent System Operator (MISO), regardless of whether**
 7 **the project will actually enter the interconnection queue of**
 8 **MISO or any other appropriate regional transmission**
 9 **organization.**
- 10 **(3) The project owner's anticipated timeline and process for**
 11 **constructing and installing all wind power devices proposed**
 12 **in the application.**
- 13 **(4) Information regarding the sound:**
- 14 **(A) expressed as an hourly average sound level or by any**
 15 **other measure reasonably required by the permit**
 16 **authority; and**
- 17 **(B) as modeled at the outer wall of an affected dwelling;**
 18 **anticipated to be attributable to the operation of each wind**
 19 **power device included in the application.**
- 20 **(5) Information regarding the amount of anticipated shadow**
 21 **flicker, expressed as hours per year under planned operating**
 22 **conditions or by any other measure reasonably required by**
 23 **the permit authority, expected to be attributable to the**
 24 **operation of each wind power device included in the**
 25 **application.**
- 26 **(6) Information regarding the status of all permits required**
 27 **by the Federal Aviation Administration with respect to each**
 28 **wind power device included in the application.**
- 29 **(7) Information regarding the planned use and modification**
 30 **of any highways, streets, and roads in the unit during the**
 31 **construction and installation of all wind power devices**
 32 **included in the application, including a process for:**
- 33 **(A) assessing road damage caused by activities involved in**
 34 **such construction and installation; and**
- 35 **(B) conducting road repairs at the project owner's expense.**
- 36 **(8) A copy of all emergency response plans applicable to the**
 37 **construction, installation, siting, modification, operation, and**
 38 **decommissioning of all wind power devices included in the**
 39 **application, including a process for sharing the plans with,**
 40 **and providing safety training to, all potential first responders.**
- 41 **(9) A decommissioning and site restoration plan for each wind**
 42 **power device included in the application, including both a**



1 **timeline for decommissioning and a timeline for posting any**
 2 **required:**

- 3 (A) surety bond;
 4 (B) parent company guarantee;
 5 (C) irrevocable letter of credit; or
 6 (D) other equivalent means of security or financial
 7 assurance acceptable to the permit authority;

8 **in an amount reflecting the estimated cost of decommissioning**
 9 **the wind power device.**

10 **(10) A copy of all representative notices to:**

- 11 (A) the permit authority;
 12 (B) residents of the unit;
 13 (C) political subdivisions in which, or adjacent to where,
 14 the project will be located; and
 15 (D) owners of property on which, or adjacent to where, the
 16 project will be located;

17 **to be issued by the project owner with respect to the**
 18 **construction, installation, siting, modification, operation, and**
 19 **decommissioning of all wind power devices included in the**
 20 **application, including any preconstruction and**
 21 **postconstruction activities.**

22 **(11) Any other information reasonably necessary to**
 23 **understand the construction, installation, siting, modification,**
 24 **operation, and decommissioning of all wind power devices**
 25 **included in the application.**

26 **(12) A statement, signed by an officer or another person**
 27 **authorized to bind the project owner, that affirms the**
 28 **accuracy of the information provided in the application.**

29 **(b) A project owner that submits an application under this**
 30 **section shall notify the permit authority in writing when all**
 31 **required documents and information described in subsection (a)**
 32 **have been submitted. An application under this section is**
 33 **considered filed as of the date of the project owner's notice under**
 34 **this subsection.**

35 **(c) Not later than thirty (30) days after the date of a project**
 36 **owner's notice under subsection (b), the permit authority shall**
 37 **determine whether the project owner's application is complete and**
 38 **shall notify the project owner in writing of the determination.**
 39 **Subject to subsection (f), if the permit authority determines that**
 40 **the application is complete, the permit authority shall proceed to**
 41 **make a determination as to whether to grant or deny the**
 42 **application under section 10 of this chapter. Subject to subsections**



1 (d) and (e), if the permit authority determines that the application
2 is incomplete, the permit authority shall state the reasons for the
3 determination in the permit authority's notice to the project owner
4 under this subsection. A permit authority shall not make a
5 determination of incompleteness based on grounds that are
6 arbitrary, capricious, an abuse of discretion, or not in accordance
7 with law. If the permit authority does not make a determination as
8 to the completeness of the application within the time prescribed
9 by this subsection, the application is considered complete.

10 (d) A project owner may file supplemental information to an
11 application that a permit authority has determined to be
12 incomplete under subsection (c). A project owner that intends to
13 file supplemental information under this subsection shall notify the
14 permit authority of the project owner's intention not later than
15 fourteen (14) days after the date of the permit authority's notice of
16 incompleteness under subsection (c). The project owner's notice of
17 intention to file supplemental information under this subsection
18 stays the start of the period set forth in section 10 of this chapter
19 in which the permit authority must approve or deny the
20 application until such time as the application is finally determined
21 to be or is considered complete under this section. The project
22 owner shall provide any reasonably requested additional
23 information identified in the permit authority's notice under
24 subsection (c), to the extent ascertainable. A permit authority may
25 not impose a limit on the number of times a project owner may
26 supplement an application under this subsection.

27 (e) A project owner that submits a supplemented application
28 under subsection (d) shall notify the permit authority in writing
29 when all information and documents provided in connection with
30 the supplemented application have been submitted. A thirty (30)
31 day period for a completeness determination by the permit
32 authority with respect to the supplemented application begins as of
33 the date of the project owner's notice under this subsection, in
34 accordance with the procedures set forth in subsection (c) for an
35 initial application. If the permit authority does not make a
36 determination as to the completeness of the supplemented
37 application within the time prescribed by this subsection, the
38 supplemented application is considered complete.

39 (f) After:

- 40 (1) an initial application is determined to be or is considered
41 complete under subsection (c); or
42 (2) a supplemented application is determined to be or is



1 **considered complete under subsection (e);**
 2 **a permit authority may nevertheless request additional**
 3 **information reasonably necessary to understand the construction,**
 4 **installation, siting, modification, operation, and decommissioning**
 5 **of any of the wind power devices included in a project owner's**
 6 **initial or supplemented application. A project owner shall provide**
 7 **additional information in response to all reasonable inquiries made**
 8 **by the permit authority, and shall respond in a timely, complete,**
 9 **and accurate manner.**

10 **Sec. 10. (a) Subject to subsection (b), a permit authority shall**
 11 **issue a written decision to grant or deny an application or a**
 12 **supplemented application under this chapter not later than ninety**
 13 **(90) days after the application or supplemented application is**
 14 **finally determined to be or is considered complete. The permit**
 15 **authority's written decision must include all findings of fact upon**
 16 **which the decision is based. The permit authority shall provide a**
 17 **copy of the permit authority's decision to the project owner.**

18 **(b) A permit authority may not:**

19 **(1) unreasonably deny an application or a supplemented**
 20 **application under this chapter;**

21 **(2) condition approval of an application or a supplemented**
 22 **application upon a project owner's agreement to fulfill**
 23 **unreasonable requirements, including:**

24 **(A) property value guarantees;**

25 **(B) onerous road upgrades; or**

26 **(C) other requirements that are intended to prevent or**
 27 **impede (or would have the effect of preventing or**
 28 **impeding) the construction, installation, siting,**
 29 **modification, operation, or decommissioning of wind**
 30 **power devices in the unit; or**

31 **(3) after approving an application or a supplemented**
 32 **application, impose unreasonable requirements upon a**
 33 **project owner, including any of the requirements set forth in**
 34 **subdivision (2), at any point during the project owner's**
 35 **construction, installation, siting, modification, operation, or**
 36 **decommissioning of wind power devices in the unit.**

37 **Sec. 11. (a) At any time after a permit authority issues a decision**
 38 **under section 10 of this chapter with respect to the construction,**
 39 **installation, siting, modification, operation, or decommissioning of**
 40 **one (1) or more wind power devices in the unit:**

41 **(1) a project owner; or**

42 **(2) an interested party described in section 9(a)(10)(B)**



1 through 9(a)(10)(D) of this chapter;
 2 who is aggrieved by the decision may file a complaint for
 3 appropriate relief in the circuit or superior court of a county
 4 having jurisdiction.

5 SECTION 7. IC 36-7-5.4 IS ADDED TO THE INDIANA CODE
 6 AS A NEW CHAPTER TO READ AS FOLLOWS [EFFECTIVE
 7 JULY 1, 2021]:

8 **Chapter 5.4. Siting of Commercial Solar Energy Systems in a**
 9 **Unit**

10 **Sec. 1. (a) Except as provided in subsections (c) and (d), this**
 11 **chapter applies to the following:**

12 (1) The exercising by any unit of zoning, land use, planning, or
 13 permitting authority as authorized by this article, or by any
 14 other law, with respect to the construction, installation, siting,
 15 modification, operation, or decommissioning of one (1) or
 16 more CSE systems within the unit after June 30, 2021.

17 (2) The consideration by any unit, whether under a regulation
 18 of the unit or otherwise, of a proposal for the construction,
 19 installation, siting, modification, operation, or
 20 decommissioning of one (1) or more CSE systems in the unit
 21 after June 30, 2021.

22 (b) This chapter applies to a situation described in subsection (a)
 23 in a unit that does not have a commercial solar regulation in effect
 24 in the unit after June 30, 2021.

25 (c) Subject to a unit's planning and zoning powers under this
 26 article, this chapter does not apply to a property owner that seeks
 27 to install a solar energy device (as defined in IC 32-23-4-3) on the
 28 property owner's premises for the purpose of generating electricity
 29 to meet or offset all or part of the need for electricity on the
 30 premises, whether through distributed generation, participation in
 31 a net metering or feed-in tariff program offered by an electricity
 32 supplier (as defined in IC 8-1-40-4), or otherwise.

33 (d) This chapter does not:

34 (1) apply to any proposal, request, or application that:

35 (A) concerns the construction, installation, siting,
 36 modification, operation, or decommissioning of one (1) or
 37 more CSE systems in a unit;

38 (B) is submitted by a project owner to a unit before July 1,
 39 2021; and

40 (C) is pending as of July 1, 2021;

41 as set forth in IC 36-7-4-1109;

42 (2) affect the:



- 1 (A) construction;
 2 (B) installation;
 3 (C) siting;
 4 (D) modification;
 5 (E) operation; or
 6 (F) decommissioning;
 7 of one (1) or more CSE systems in a unit that before July 1,
 8 2021, has approved such construction, installation, siting,
 9 modification, operation, or decommissioning; or
 10 (3) affect any:
 11 (A) economic development agreement; or
 12 (B) other agreement;
 13 entered before July 1, 2021, with respect to the construction,
 14 installation, siting, modification, operation, or
 15 decommissioning of one (1) or more CSE systems in one (1) or
 16 more units.
- 17 Sec. 2. (a) As used in this chapter, "commercial solar energy
 18 system", or "CSE system", means a system that:
 19 (1) has a nameplate capacity of at least ten (10) megawatts;
 20 and
 21 (2) captures and converts solar energy into electricity:
 22 (A) for the purpose of selling the electricity at wholesale;
 23 and
 24 (B) for use in locations other than where it is generated.
- 25 (b) The term includes collection and feeder lines, generation tie
 26 lines, substations, ancillary buildings, solar monitoring stations,
 27 and accessory equipment or structures.
- 28 Sec. 3. As used in this chapter, "commercial solar regulation"
 29 refers to any ordinance or regulation, including any:
 30 (1) zoning or land use ordinance or regulation; or
 31 (2) general or specific planning ordinance or regulation;
 32 that is adopted by a unit and that concerns the construction,
 33 installation, siting, modification, operation, or decommissioning of
 34 CSE systems in the unit.
- 35 Sec. 4. (a) As used in this chapter, "permit authority" means:
 36 (1) a unit; or
 37 (2) a board, a commission, or any other governing body of a
 38 unit;
 39 that makes legislative or administrative decisions concerning the
 40 construction, installation, siting, modification, operation, or
 41 decommissioning of CSE systems in the unit.
 42 (b) The term does not include:



1 (1) the state or any of its agencies, departments, boards,
2 commissions, authorities, or instrumentalities; or

3 (2) a court or other judicial body that reviews decisions or
4 rulings made by a permit authority.

5 Sec. 5. (a) As used in this chapter, "project owner" means a
6 person that:

7 (1) will own one (1) or more CSE systems proposed to be
8 located in a unit; or

9 (2) owns one (1) or more CSE systems located in a unit.

10 (b) The term includes an agent or a representative of a person
11 described in subsection (a).

12 Sec. 6. As used in this chapter, "renewable energy district", or
13 "RED", has the meaning set forth in IC 8-1-42-10.

14 Sec. 7. (a) As used in this chapter, "unit" refers to:

15 (1) a county, if a project owner, as part of a single CSE system
16 project or development, seeks to locate one (1) or more CSE
17 systems:

18 (A) entirely within unincorporated areas of the county;

19 (B) within both unincorporated areas of the county and
20 one (1) or more municipalities within the county; or

21 (C) entirely within two (2) or more municipalities within
22 the county; or

23 (2) a municipality, if:

24 (A) a project owner, as part of a single CSE system project
25 or development, seeks to locate one (1) or more CSE
26 systems entirely within the boundaries of the municipality;
27 and

28 (B) subdivision (1)(B) or (1)(C) does not apply.

29 (b) The term refers to:

30 (1) each county described in subsection (a)(1) in which a
31 project owner seeks to locate one (1) or more CSE systems, if
32 the project owner seeks to locate CSE systems in more than
33 one (1) county as part of a single CSE system project or
34 development; and

35 (2) each municipality described in subsection (a)(2) in which
36 a project owner seeks to locate one (1) or more CSE systems,
37 if the project owner seeks to locate CSE systems in two (2)
38 more municipalities, each of which is located in a different
39 county.

40 Sec. 8. (a) A CSE system may not be installed or located in a unit
41 without the approval of the permit authority for the unit.

42 (b) Except as provided in section 1(c) and 1(d) of this chapter,



1 the procedures set forth in this chapter apply with respect to any
 2 proposal by a project owner to install or locate one (1) or more
 3 CSE systems in a unit described in section 1(b) of this chapter after
 4 June 30, 2021, as provided in IC 36-1-3-8.8(i).

5 (c) Except as provided in:

- 6 (1) subsection (b);
- 7 (2) IC 36-1-3-8.8; and
- 8 (3) IC 8-1-42;

9 this chapter does not otherwise affect a unit's planning and zoning
 10 powers under this article with respect to the installation or siting
 11 of one (1) or more wind power devices in the unit.

12 (d) A permit authority for a unit described in section 1(b) of this
 13 chapter is responsible for enforcing compliance with:

- 14 (1) this chapter; and
- 15 (2) the default standards set forth in IC 8-1-42.

16 **Sec. 9. (a) A project owner that seeks to install or locate one (1)**
 17 **or more CSE systems in a unit after June 30, 2021, shall file with**
 18 **the permit authority for the unit an application in the form and**
 19 **manner prescribed by the permit authority. An application filed**
 20 **under this section must include the following, provided with as**
 21 **much detail or specificity as the permit authority may reasonably**
 22 **require, and so far as ascertainable at the time of the application:**

- 23 (1) A physical and technical description of all CSE systems
 24 proposed to be installed or located in the unit.
- 25 (2) A physical and technical description of all sites in the unit
 26 on which one (1) or more CSE systems are sought to be
 27 installed or located, including maps showing:
 - 28 (A) the location of the sites; and
 - 29 (B) the boundaries of the renewable energy district to be
 30 established in connection with the project.

31 In addition to showing the boundaries of the RED, the project
 32 owner must provide evidence that the project owner has a
 33 documented right of site control (as defined in IC 8-1-42-4)
 34 with respect to the RED, to the extent required to enable the
 35 project to enter the interconnection queue of the Midcontinent
 36 Independent System Operator (MISO), regardless of whether
 37 the project will actually enter the interconnection queue of
 38 MISO or any other appropriate regional transmission
 39 organization.

40 (3) The project owner's anticipated timeline and process for
 41 constructing and installing all CSE systems proposed in the
 42 application.



- 1 **(4) Information regarding the sound:**
 2 (A) expressed as an hourly average sound level or by any
 3 other measure reasonably required by the permit
 4 authority; and
 5 (B) as modeled at the outer wall of a dwelling located on an
 6 adjacent nonparticipating property (as defined in
 7 IC 8-1-42-5);
 8 anticipated to be attributable to the operation of each CSE
 9 system included in the application.
 10 **(5) To the extent applicable, information regarding the**
 11 **planned use and modification of any highways, streets, and**
 12 **roads in the unit during the construction and installation of all**
 13 **CSE systems included in the application, including a process**
 14 **for:**
 15 (A) assessing road damage caused by activities involved in
 16 such construction and installation; and
 17 (B) conducting road repairs at the project owner's expense.
 18 **(6) A copy of all emergency response plans applicable to the**
 19 **construction, installation, siting, modification, operation, and**
 20 **decommissioning of all CSE systems included in the**
 21 **application, including a process for sharing the plans with,**
 22 **and providing safety training to, all potential first responders.**
 23 **(7) A decommissioning and site restoration plan for each CSE**
 24 **system included in the application, including both a timeline**
 25 **for decommissioning and a timeline for posting any required:**
 26 (A) surety bond;
 27 (B) parent company guarantee;
 28 (C) irrevocable letter of credit; or
 29 (D) other equivalent means of security or financial
 30 assurance acceptable to the permit authority;
 31 in an amount reflecting the estimated cost of decommissioning
 32 the CSE system.
 33 **(8) A copy of all representative notices to:**
 34 (A) the permit authority;
 35 (B) residents of the unit;
 36 (C) political subdivisions in which, or adjacent to where,
 37 the project will be located; and
 38 (D) owners of property on which, or adjacent to where, the
 39 project will be located;
 40 to be issued by the project owner with respect to the
 41 construction, installation, siting, modification, operation, and
 42 decommissioning of all CSE systems included in the



1 application, including any preconstruction and
2 postconstruction activities.

3 (9) A copy of any vegetation plan required by the permit
4 authority or the unit under IC 8-1-42-11.

5 (10) Any other information reasonably necessary to
6 understand the construction, installation, siting,
7 modification, operation, and decommissioning of all CSE
8 systems included in the application.

9 (11) A statement, signed by an officer or another person
10 authorized to bind the project owner, that affirms the
11 accuracy of the information provided in the application.

12 (b) A project owner that submits an application under this
13 section shall notify the permit authority in writing when all
14 required documents and information described in subsection (a)
15 have been submitted. An application under this section is
16 considered filed as of the date of the project owner's notice under
17 this subsection.

18 (c) Not later than thirty (30) days after the date of a project
19 owner's notice under subsection (b), the permit authority shall
20 determine whether the project owner's application is complete and
21 shall notify the project owner in writing of the determination.
22 Subject to subsection (f), if the permit authority determines that
23 the application is complete, the permit authority shall proceed to
24 make a determination as to whether to grant or deny the
25 application under section 10 of this chapter. Subject to subsections
26 (d) and (e), if the permit authority determines that the application
27 is incomplete, the permit authority shall state the reasons for the
28 determination in the permit authority's notice to the project owner
29 under this subsection. A permit authority shall not make a
30 determination of incompleteness based on grounds that are
31 arbitrary, capricious, an abuse of discretion, or not in accordance
32 with law. If the permit authority does not make a determination as
33 to the completeness of the application within the time prescribed
34 by this subsection, the application is considered complete.

35 (d) A project owner may file supplemental information to an
36 application that a permit authority has determined to be
37 incomplete under subsection (c). A project owner that intends to
38 file supplemental information under this subsection shall notify the
39 permit authority of the project owner's intention not later than
40 fourteen (14) days after the date of the permit authority's notice of
41 incompleteness under subsection (c). The project owner's notice of
42 intention to file supplemental information under this subsection



1 stays the start of the period set forth in section 10 of this chapter
 2 in which the permit authority must approve or deny the
 3 application until such time as the application is finally determined
 4 to be or is considered complete under this section. The project
 5 owner shall provide any reasonably requested additional
 6 information identified in the permit authority's notice under
 7 subsection (c), to the extent ascertainable. A permit authority may
 8 not impose a limit on the number of times a project owner may
 9 supplement an application under this subsection.

10 (e) A project owner that submits a supplemented application
 11 under subsection (d) shall notify the permit authority in writing
 12 when all information and documents provided in connection with
 13 the supplemented application have been submitted. A thirty (30)
 14 day period for a completeness determination by the permit
 15 authority with respect to the supplemented application begins as of
 16 the date of the project owner's notice under this subsection, in
 17 accordance with the procedures set forth in subsection (c) for an
 18 initial application. If the permit authority does not make a
 19 determination as to the completeness of the supplemented
 20 application within the time prescribed by this subsection, the
 21 supplemented application is considered complete.

22 (f) After:

23 (1) an initial application is determined to be or is considered
 24 complete under subsection (c); or

25 (2) a supplemented application is determined to be or is
 26 considered complete under subsection (e);

27 a permit authority may nevertheless request additional
 28 information reasonably necessary to understand the construction,
 29 installation, siting, modification, operation, and decommissioning
 30 of any of the CSE systems included in a project owner's initial or
 31 supplemented application. A project owner shall provide additional
 32 information in response to all reasonable inquiries made by the
 33 permit authority, and shall respond in a timely, complete, and
 34 accurate manner.

35 Sec. 10. (a) Subject to subsection (b), a permit authority shall
 36 issue a written decision to grant or deny an application or a
 37 supplemented application under this chapter not later than ninety
 38 (90) days after the application or supplemented application is
 39 finally determined to be or is considered complete. The permit
 40 authority's written decision must include all findings of fact upon
 41 which the decision is based. The permit authority shall provide a
 42 copy of the permit authority's decision to the project owner.



1 **(b) A permit authority may not:**
2 **(1) unreasonably deny an application or a supplemented**
3 **application under this chapter;**
4 **(2) condition approval of an application or a supplemented**
5 **application upon a project owner's agreement to fulfill**
6 **unreasonable requirements, including:**
7 **(A) property value guarantees;**
8 **(B) onerous road upgrades; or**
9 **(C) other requirements that are intended to prevent or**
10 **impede (or would have the effect of preventing or**
11 **impeding) the construction, installation, siting,**
12 **modification, operation, or decommissioning of CSE**
13 **systems in the unit; or**
14 **(3) after approving an application or a supplemented**
15 **application, impose unreasonable requirements upon a**
16 **project owner, including any of the requirements set forth in**
17 **subdivision (2), at any point during the project owner's**
18 **construction, installation, siting, modification, operation, or**
19 **decommissioning of CSE systems in the unit.**
20 **Sec. 11. (a) At any time after a permit authority issues a decision**
21 **under section 10 of this chapter with respect to the construction,**
22 **installation, siting, modification, operation, or decommissioning of**
23 **one (1) or more CSE systems in the unit:**
24 **(1) a project owner; or**
25 **(2) an interested party described in section 9(a)(8)(B) through**
26 **9(a)(8)(D) of this chapter;**
27 **who is aggrieved by the decision may file a complaint for**
28 **appropriate relief in the circuit or superior court of a county**
29 **having jurisdiction.**
30 **SECTION 8. An emergency is declared for this act.**



COMMITTEE REPORT

Mr. Speaker: Your Committee on Utilities, Energy and Telecommunications, to which was referred House Bill 1381, has had the same under consideration and begs leave to report the same back to the House with the recommendation that said bill be amended as follows:

Page 4, line 10, delete "The standards set forth in sections 10 through 13" and insert "**Except as provided in subsection (d), the standards set forth in sections 10 through 14**".

Page 4, line 40, delete "not inconsistent with:" and insert "**not:**

(A) more restrictive than this chapter; or

(B) inconsistent with IC 36-7-5.3."

Page 4, delete lines 41 through 42, begin a new paragraph and insert:

"(d) A unit may:

(1) adopt and enforce a wind power regulation that includes standards that:

(A) concern the construction, installation, siting, modification, operation, or decommissioning of wind power devices in the unit; and

(B) are less restrictive than the standards set forth in this chapter; or

(2) waive or make less restrictive any standard set forth in:

(A) this chapter; or

(B) a wind power regulation adopted by the unit in compliance with IC 36-1-3-8.7(f)(3);

with respect to any one (1) wind power device, subject to the consent of each owner of property on which, or adjacent to where, the particular wind power device will be located."

Page 5, line 1, delete "(d)," and insert "(f),".

Page 5, line 9, after "road;" insert "or".

Page 5, delete lines 11 through 13.

Page 5, line 18, delete "(d)," and insert "(f),".

Page 5, line 24, delete "two (2)" and insert "**three (3)**".

Page 5, between lines 25 and 26, begin a new paragraph and insert:

"(c) Except as otherwise allowed by IC 36-7-4-1109, a project owner may not install or locate a wind power device on property in a unit unless the distance, measured as a straight line, from the vertical centerline of the base of the wind power device to the nearest edge of the right-of-way for any utility transmission or distribution line is equal to a distance that is at least one and two-tenths (1.2) times the wind power device's blade tip height, as



measured from the ground to the tip of the blade.

(d) Except as otherwise allowed by IC 36-7-4-1109, a project owner may not install or locate a wind power device on property in a unit unless the distance, measured as a straight line, from the vertical centerline of the base of the wind power device to the property line of any undeveloped land within the unit that is zoned or platted for residential use is equal to a distance that is at least two (2) times the wind power device's blade tip height, as measured from the ground to the tip of the blade."

Page 5, line 26, delete "(c)" and insert "(e)".

Page 5, line 33, delete "(d)" and insert "(f)".

Page 5, line 33, delete "(a)" and insert "(a)(2)".

Page 6, line 5, after "any" insert "**dwelling on a**".

Page 6, line 12, after "affected" insert "**dwelling on a**".

Page 6, between lines 17 and 18, begin a new paragraph and insert:

"Sec. 12. Except as otherwise allowed by IC 36-7-4-1109, a wind power device installed in a unit must not interfere with:

- (1) television signals;**
- (2) microwave signals;**
- (3) agricultural global positioning systems;**
- (4) military defense radar; or**
- (5) radio reception."**

Page 6, line 18, delete "12." and insert "13."

Page 6, line 29, delete "13." and insert "14."

Page 8, line 37, delete "that captures and" and insert "**that:**

- (1) has a nameplate capacity of at least ten (10) megawatts; and**
- (2) captures and converts solar energy into electricity:**
 - (A) for the purpose of selling the electricity at wholesale; and**
 - (B) for use in locations other than where it is generated."**

Page 8, delete lines 38 through 40.

Page 11, line 1, delete "The" and insert "**Except as provided in subsection (d), the**".

Page 11, line 31, delete "not inconsistent with:" and insert "**not:**

- (A) more restrictive than this chapter; or**
- (B) inconsistent with IC 36-7-5.4."**

Page 11, delete lines 32 through 33, begin a new paragraph and insert:

"(d) A unit may:

- (1) adopt and enforce a commercial solar regulation that includes standards that:**



(A) concern the construction, installation, siting, modification, operation, or decommissioning of CSE systems in the unit; and

(B) are less restrictive than the standards set forth in this chapter; or

(2) waive or make less restrictive any standard set forth in:

(A) this chapter; or

(B) a commercial solar regulation adopted by the unit in compliance with IC 36-1-3-8.8(f)(3);

with respect to any one (1) CSE system, subject to the consent of each owner of property on which, or adjacent to where, the particular CSE system will be located."

Page 11, line 39, delete "centerline of" and insert "**nearest edge of the right-of-way for**".

Page 12, line 26, delete "twenty (20)" and insert "**twenty-five (25)**".

Page 13, line 6, delete "encouraged but is not required." and insert "**encouraged.**".

Page 13, line 13, delete "cables between banks" and insert "**all cables of up to thirty-four and one-half (34.5) kilovolts that are located between inverter locations and project substations shall be located and maintained underground. Other solar infrastructure, such as module-to-module collection cables, transmission lines, substations, junction boxes, and other typical aboveground infrastructure may be located and maintained above ground. Buried cables shall be**".

Page 13, delete lines 14 through 16.

Page 13, line 17, delete "shall be buried underground".

Page 13, run in lines 13 through 17.

Page 20, line 37, delete "that captures and converts solar" and insert "**that:**

(1) has a nameplate capacity of at least ten (10) megawatts; and

(2) captures and converts solar energy into electricity:

(A) for the purpose of selling the electricity at wholesale; and

(B) for use in locations other than where it is generated."

Page 20, delete lines 38 through 40.

Page 21, line 23, delete "CSE system" and insert "**commercial solar**".

Page 26, delete lines 38 through 40, begin a new line double block indented and insert:

"(C) **political subdivisions in which, or adjacent to where,**



**the project will be located; and
(D) owners of property on which, or adjacent to where, the project will be located;".**

Page 29, line 30, delete "or".

Page 29, delete lines 31 through 32, begin a new line block indented and insert:

**"(2) an interested party described in section 9(a)(10)(C) through 9(a)(10)(D) of this chapter; or
(3) at least twenty-five (25) residents of the unit represented by an attorney licensed to practice law in Indiana;".**

Page 29, line 37, delete "notify the permit authority of the filing of a petition; and" and insert **"provide notice of the filing of a petition to:**

**(A) the permit authority; and
(B) the project owner, if the project owner is not the petitioner; and".**

Page 29, line 41, delete "owner, if the project owner is not the" and insert **"owner; and".**

Page 29, delete line 42.

Page 30, line 1, delete "any other" and insert **"an".**

Page 30, line 2, delete "9(a)(10)(B)" and insert **"9(a)(10)(C)".**

Page 30, line 9, delete "ninety (90)" and insert **"one hundred fifty (150)".**

Page 30, line 32, delete "may:" and insert **"may affirm, vacate, or modify the permit authority's decision as the public convenience and necessity may require.**

(f) In the commission's order under subsection (c), the commission shall not consider:

(1) the reasonableness of the default standards set forth in IC 8-1-41; or

(2) relief regarding:

(A) asserted effects on health;

(B) asserted effects on aesthetics;

(C) asserted effects on property values; or

(D) any other requested relief distinct from the factors set forth in subsection (d).".

Page 30, delete lines 33 through 36.

Page 30, line 37, delete "(f)" and insert **"(g)".**

Page 30, line 39, delete "before or".

Page 31, line 1, delete "9(a)(10)(B)" and insert **"9(a)(10)(C)".**

Page 31, line 33, delete "section is not resolved within the" and insert **"section:**



(1) is filed by a party described in section 11(a)(2) or 11(a)(3) of this chapter; and

(2) is not resolved within the forty-five (45) day period set forth in subsection (b)(3)(A);

the complainant may file with the commission a petition requesting a review of the complaint. A petition for review under this subsection must be filed not later than sixty (60) days after the date of the filing of the complaint with the project owner under this section."

Page 31, delete lines 34 through 36.

Page 32, line 9, after "complaint." insert **"The commission may issue an order under this subsection without a hearing."**

Page 32, line 10, delete "order must include the commission's findings as to" and insert **"resolution of the complaint is limited to the scope of the complaint regarding"**.

Page 32, between lines 25 and 26, begin a new paragraph and insert: **"(g) In the commission's order under subsection (e), the commission shall not consider:**

(1) the reasonableness of the default standards set forth in IC 8-1-41; or

(2) relief regarding:

(A) asserted effects on health;

(B) asserted effects on aesthetics;

(C) asserted effects on property values; or

(D) any other requested relief distinct from the factors set forth in subsection (e)."

Page 32, line 26, delete "(g)" and insert **"(h)"**.

Page 33, line 21, delete "that captures and" and insert **"that:**

(1) has a nameplate capacity of at least ten (10) megawatts; and

(2) captures and converts solar energy into electricity:

(A) for the purpose of selling the electricity at wholesale; and

(B) for use in locations other than where it is generated."

Page 33, delete lines 22 through 24.

Page 37, delete lines 1 through 3, begin a new line double block indented and insert:

"(C) political subdivisions in which, or adjacent to where, the project will be located; and

(D) owners of property on which, or adjacent to where, the project will be located;"

Page 39, line 35, delete "or".



Page 39, delete lines 36 through 37, begin a new line block indented and insert:

- "(2) an interested party described in section 9(a)(8)(C) through 9(a)(8)(D) of this chapter; or
(3) at least twenty-five (25) residents of the unit represented by an attorney licensed to practice law in Indiana;"**.

Page 39, line 42, delete "notify the permit authority of the filing of a petition; and" and insert **"provide notice of the filing of a petition to:**

- (A) the permit authority; and
(B) the project owner, if the project owner is not the petitioner; and"**.

Page 40, line 4, delete "owner, if the project owner is not the" and insert **"owner; and"**.

Page 40, delete line 5.

Page 40, line 6, delete "any other" and insert **"an"**.

Page 40, line 7, delete "9(a)(8)(B)" and insert **"9(a)(8)(C)"**.

Page 40, line 14, delete "ninety (90)" and insert **"one hundred fifty (150)"**.

Page 40, line 37, delete "may:" and insert **"may affirm, vacate, or modify the permit authority's decision as the public convenience and necessity may require."**

(f) In the commission's order under subsection (c), the commission shall not consider:

- (1) the reasonableness of the default standards set forth in IC 8-1-42; or
(2) relief regarding:
(A) asserted effects on health;
(B) asserted effects on aesthetics;
(C) asserted effects on property values; or
(D) any other requested relief distinct from the factors set forth in subsection (d)."**

Page 40, delete lines 38 through 41.

Page 40, line 42, delete "(f)" and insert **"(g)"**.

Page 41, line 2, delete "before or".

Page 41, line 6, delete "9(a)(8)(B)" and insert **"9(a)(8)(C)"**.

Page 41, line 38, delete "section is not resolved within the" and insert **"section:**

- (1) is filed by a party described in section 11(a)(2) or 11(a)(3) of this chapter; and
(2) is not resolved within the forty-five (45) day period set forth in subsection (b)(3)(A);**



the complainant may file with the commission a petition requesting a review of the complaint. A petition for review under this subsection must be filed not later than sixty (60) days after the date of the filing of the complaint with the project owner under this section."

Page 41, delete lines 39 through 41.

Page 42, line 14, after "complaint." insert **"The commission may issue an order under this subsection without a hearing."**

Page 42, line 15, delete "order must include the commission's findings as to" and insert **"resolution of the complaint is limited to the scope of the complaint regarding"**.

Page 42, between lines 30 and 31, begin a new paragraph and insert:

"(g) In the commission's order under subsection (e), the commission shall not consider:

(1) the reasonableness of the default standards set forth in IC 8-1-42; or

(2) relief regarding:

(A) asserted effects on health;

(B) asserted effects on aesthetics;

(C) asserted effects on property values; or

(D) any other requested relief distinct from the factors set forth in subsection (e)."

Page 42, line 31, delete "(g)" and insert **"(h)"**.

and when so amended that said bill do pass.

(Reference is to HB 1381 as introduced.)

SOLIDAY

Committee Vote: yeas 12, nays 1.

HOUSE MOTION

Mr. Speaker: I move that House Bill 1381 be amended to read as follows:

Page 1, line 5, delete "This" and insert **"Except as provided in subsections (b) and (c), this"**.

Page 1, line 6, delete "seeks" and insert **"files an initial application under IC 36-7-5.3-9"**.

Page 2, between lines 5 and 6, begin a new paragraph and insert:

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"(c) This chapter does not:

(1) apply to any proposal, request, or application that:

(A) concerns the construction, installation, siting, modification, operation, or decommissioning of one (1) or more wind power devices in a unit;

(B) is submitted by a project owner to a unit before July 1, 2021; and

(C) is pending as of July 1, 2021;

as set forth in IC 36-7-4-1109, regardless of whether the unit is a unit described in subsection (a);

(2) affect the:

(A) construction;

(B) installation;

(C) siting;

(D) modification;

(E) operation; or

(F) decommissioning;

of one (1) or more wind power devices in a unit that before July 1, 2021, has approved such construction, installation, siting, modification, operation, or decommissioning, regardless of whether the unit is a unit described in subsection (a); or

(3) affect any:

(A) economic development agreement; or

(B) other agreement;

entered before July 1, 2021, with respect to the construction, installation, siting, modification, operation, or decommissioning of one (1) or more wind power devices in one (1) or more units."

Page 4, line 10, delete "(d)," and insert "(d) and section 1(b) and 1(c) of this chapter,".

Page 4, line 14, delete "chapter." and insert "chapter after June 30, 2021."

Page 7, line 9, delete "not interfere with:" and insert "be installed in a manner so as to minimize and mitigate impacts to:".

Page 7, line 13, delete "or".

Page 7, line 14, delete "reception." and insert "reception; or".

Page 7, between lines 14 and 15, begin a new line block indented and insert:

"(6) weather and doppler radar."

Page 9, line 15, delete "This" and insert "Except as provided in subsections (b) and (c), this".



Page 9, line 16, delete "seeks" and insert **"files an initial application under IC 36-7-5.4-9"**.

Page 9, between lines 32 and 33, begin a new paragraph and insert:

"(c) This chapter does not:

(1) apply to any proposal, request, or application that:

(A) concerns the construction, installation, siting, modification, operation, or decommissioning of one (1) or more CSE systems in a unit;

(B) is submitted by a project owner to a unit before July 1, 2021; and

(C) is pending as of July 1, 2021;

as set forth in IC 36-7-4-1109, regardless of whether the unit is a unit described in subsection (a);

(2) affect the:

(A) construction;

(B) installation;

(C) siting;

(D) modification;

(E) operation; or

(F) decommissioning;

of one (1) or more CSE systems in a unit that before July 1, 2021, has approved such construction, installation, siting, modification, operation, or decommissioning, regardless of whether the unit is a unit described in subsection (a); or

(3) affect any:

(A) economic development agreement; or

(B) other agreement;

entered before July 1, 2021, with respect to the construction, installation, siting, modification, operation, or decommissioning of one (1) or more CSE systems in one (1) or more units."

Page 9, line 41, after "lines," insert **"generation tie lines,"**

Page 12, line 1, delete "(d)," and insert **"(d) and section 1(b) and 1(c) of this chapter,"**

Page 12, line 5, delete "chapter." and insert **"chapter after June 30, 2021."**

Page 13, line 42, delete "is" and insert **"solar panels are"**.

Page 14, line 15, delete "shall:" and insert **"shall plant, establish, and maintain for the life of the CSE system perennial vegetated ground cover on the ground around and under solar panels, and in project site buffer areas. The use of pollinator seed mixes in the planting of ground cover required by this section is encouraged. A**



unit or permit authority may require a project owner to prepare for a project site a vegetation plan that:

- (1) is compatible with each CSE system on the project site;
- (2) provides for the planting of noninvasive species and the use of native or naturalized species if the planting and use of noninvasive and native or naturalized species are:

- (A) appropriate to the region;
- (B) economically feasible; and
- (C) agreed to by the landowner;

in order to reduce storm water runoff and erosion at the site and to provide habitat for wildlife and insects; and

- (3) provides for site preparation and maintenance practices designed to control invasive species and noxious weeds (as defined in IC 15-16-7-2)."

Page 14, delete lines 16 through 23.

Page 14, line 38, delete "may be located" and insert "may:

- (1) be located above ground; or
- (2) in the case of cables or lines of up to thirty-four and one-half (34.5) kilovolts, be buried underground at:
 - (A) a depth of at least forty-eight (48) inches below grade, so as to not interfere with drainage tile or ditch repairs; or
 - (B) another depth, as necessitated by conditions; as determined in consultation with the landowner."

Page 14, delete lines 39 through 40.

Page 15, line 5, delete "not interfere with:" and insert "be installed in a manner so as to minimize and mitigate impacts to:".

Page 15, line 9, delete "or".

Page 15, line 10, delete "reception." and insert "reception; or".

Page 15, between lines 10 and 11, begin a new line block indented and insert:

"(6) weather and doppler radar."

Page 20, line 37, delete "After" and insert "Except as provided in IC 8-1-41-1(c), after".

Page 21, line 21, delete "Until" and insert "Except as provided in IC 8-1-41-1(c), until".

Page 22, line 20, after "lines," insert "generation tie lines,".

Page 22, line 34, delete "After" and insert "Except as provided in IC 8-1-42-1(c), after".

Page 23, line 19, delete "Until" and insert "Except as provided in IC 8-1-42-1(c), until".

Page 24, line 3, delete "This" and insert "Except as provided in subsections (c) and (d), this".



Page 24, between lines 31 and 32, begin a new paragraph and insert:

"(d) This chapter does not:

(1) apply to any proposal, request, or application that:

(A) concerns the construction, installation, siting, modification, operation, or decommissioning of one (1) or more wind power devices in a unit;

(B) is submitted by a project owner to a unit before July 1, 2021; and

(C) is pending as of July 1, 2021;

as set forth in IC 36-7-4-1109, regardless of whether the unit is a unit described in subsection (b);

(2) affect the:

(A) construction;

(B) installation;

(C) siting;

(D) modification;

(E) operation; or

(F) decommissioning;

of one (1) or more wind power devices in a unit that before July 1, 2021, has approved such construction, installation, siting, modification, operation, or decommissioning, regardless of whether the unit is a unit described in subsection (b); or

(3) affect any:

(A) economic development agreement; or

(B) other agreement;

entered before July 1, 2021, with respect to the construction, installation, siting, modification, operation, or decommissioning of one (1) or more wind power devices in one (1) or more units."

Page 26, line 8, delete "The" and insert **"Except as provided in section 1(c) and 1(d) of this chapter, the"**.

Page 26, line 11, delete "chapter." and insert **"chapter after June 30, 2021."**

Page 34, line 41, delete "This" and insert **"Except as provided in subsections (c) and (d), this"**.

Page 35, between lines 27 and 28, begin a new paragraph and insert:

"(d) This chapter does not:

(1) apply to any proposal, request, or application that:

(A) concerns the construction, installation, siting, modification, operation, or decommissioning of one (1) or more CSE systems in a unit;



(B) is submitted by a project owner to a unit before July 1, 2021; and

(C) is pending as of July 1, 2021; as set forth in IC 36-7-4-1109, regardless of whether the unit is a unit described in subsection (b);

(2) affect the:

(A) construction;

(B) installation;

(C) siting;

(D) modification;

(E) operation; or

(F) decommissioning;

of one (1) or more CSE systems in a unit that before July 1, 2021, has approved such construction, installation, siting, modification, operation, or decommissioning, regardless of whether the unit is a unit described in subsection (b); or

(3) affect any:

(A) economic development agreement; or

(B) other agreement;

entered before July 1, 2021, with respect to the construction, installation, siting, modification, operation, or decommissioning of one (1) or more CSE systems in one (1) or more units."

Page 35, line 36, after "lines," insert "**generation tie lines,**".

Page 37, line 11, delete "The" and insert "**Except as provided in section 1(c) and 1(d) of this chapter, the**".

Page 37, line 14, delete "chapter." and insert "**chapter after June 30, 2021.**".

Page 39, between lines 25 and 26, begin a new line block indented and insert:

"(10) A copy of any vegetation plan required by the permit authority or the unit under IC 8-1-42-11."

Page 39, line 26, delete "(10)" and insert "**(11)**".

Page 39, line 30, delete "(11)" and insert "**(12)**".

(Reference is to HB 1381 as printed February 11, 2021.)

NEGELE



COMMITTEE REPORT

Madam President: The Senate Committee on Utilities, to which was referred House Bill No. 1381, has had the same under consideration and begs leave to report the same back to the Senate with the recommendation that said bill be AMENDED as follows:

Page 1, delete lines 1 through 17.

Delete pages 2 through 19.

Page 20, delete lines 1 through 20, begin a new paragraph and insert:

"SECTION 1. IC 8-1-41 IS ADDED TO THE INDIANA CODE AS A NEW CHAPTER TO READ AS FOLLOWS [EFFECTIVE UPON PASSAGE]:

Chapter 41. Default Standards for Wind Power Devices

Sec. 1. (a) Except as provided in subsections (b) and (c), the standards set forth in this chapter apply to a project owner that, after June 30, 2021, files an initial application under IC 36-7-5.3-9 for a project to install or locate one (1) or more wind power devices in a unit that:

(1) either:

(A) has not adopted a wind power regulation; or

(B) has in effect on July 1, 2021, a wind power regulation that includes standards that are more restrictive, directly or indirectly, than the standards set forth in this chapter; and

(2) has opted to allow the establishment of a renewable energy district within the unit in connection with the project.

(b) Subject to a unit's planning and zoning powers under IC 36-7, this chapter does not apply to a property owner that seeks to install a wind power device on the property owner's premises for the purpose of generating electricity to meet or offset all or part of the need for electricity on the premises, whether through distributed generation, participation in a net metering or feed-in tariff program offered by an electricity supplier (as defined in IC 8-1-40-4), or otherwise.

(c) This chapter does not:

(1) apply to any proposal, request, or application that:

(A) concerns the construction, installation, siting, modification, operation, or decommissioning of one (1) or more wind power devices in a unit;

(B) is submitted by a project owner to a unit before July 1, 2021; and

(C) is pending as of July 1, 2021;

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as set forth in IC 36-7-4-1109;

(2) affect the:

- (A) construction;
- (B) installation;
- (C) siting;
- (D) modification;
- (E) operation; or
- (F) decommissioning;

of one (1) or more wind power devices in a unit that before July 1, 2021, has approved such construction, installation, siting, modification, operation, or decommissioning; or

(3) affect any:

- (A) economic development agreement; or
- (B) other agreement;

entered into before July 1, 2021, with respect to the construction, installation, siting, modification, operation, or decommissioning of one (1) or more wind power devices in one (1) or more units.

Sec. 2. As used in this chapter, "documented right of site control", with respect to a site within a renewable energy district established under this chapter, means any of the following:

- (1) Ownership of the site.
- (2) A leasehold or easement interest in the site.
- (3) An option to purchase or acquire a leasehold or easement interest in the site.
- (4) Any other contractual or legal right to possess or occupy the site.

Sec. 3. As used in this chapter, "dwelling" means any building, structure, or part of a building or structure that is occupied as, or is designed or intended for occupancy as, a residence by one (1) or more families or individuals.

Sec. 4. As used in this chapter, "interconnection queue" means the study process by which a regional transmission organization (as defined in IC 8-1-38-6) conducts reliability and deliverability studies to determine whether there is available transmission capacity to accommodate the interconnection of a new proposed generating facility or whether network upgrades are needed.

Sec. 5. (a) As used in this chapter, "nonparticipating property" means a lot or parcel of real property:

- (1) that is not owned by a project owner; and
- (2) with respect to which:
 - (A) the project owner does not seek:



(i) to install or locate one (1) or more wind power devices or other facilities related to a wind power project (including power lines, temporary or permanent access roads, or other temporary or permanent infrastructure); or

(ii) to otherwise enter into a lease or any other agreement with the owner of the property for use of all or part of the property in connection with a wind power project; or

(B) the owner of the property does not consent:

(i) to having one (1) or more wind power devices or other facilities related to a wind power project (including power lines, temporary or permanent access roads, or other temporary or permanent infrastructure) installed or located; or

(ii) to otherwise enter into a lease or any other agreement with the project owner for use of all or part of the property in connection with a wind power project;

regardless of whether the property is located within or outside the boundaries of a renewable energy district.

(b) The term does not include a lot or parcel of real property otherwise described in subsection (a) if the owner of the lot or parcel consents to participate in a wind power project through a neighbor agreement, a participation agreement, or another similar arrangement or agreement with a project owner.

Sec. 6. (a) As used in this chapter, "permit authority" means:

(1) a unit; or

(2) a board, a commission, or any other governing body of a unit;

that makes legislative or administrative decisions concerning the construction, installation, siting, modification, operation, or decommissioning of wind power devices in the unit.

(b) The term does not include:

(1) the state or any of its agencies, departments, boards, commissions, authorities, or instrumentalities; or

(2) a court or other judicial body that reviews decisions or rulings made by a permit authority.

Sec. 7. (a) As used in this chapter, "project owner" means a person that:

(1) will own one (1) or more wind power devices proposed to be located in a unit; or

(2) owns one (1) or more wind power devices located in a unit.



(b) The term includes an agent or a representative of a person described in subsection (a).

Sec. 8. As used in this chapter, "renewable energy district", or "RED", means a district:

(1) established in connection with a project, the initial application for which is filed under IC 36-7-5.3 after June 30, 2021, to install or locate one (1) or more:

- (A) wind power devices;
- (B) commercial solar energy systems (as defined in IC 8-1-42-2); or
- (C) both;

in a unit described in section 1(a)(1) of this chapter;

(2) the area of which consists of:

- (A) the footprint of the project, as identified by the project owner in the project owner's application under IC 36-7-5; plus
- (B) an area that extends at least one and one-half (1.5) miles from the boundary lines of the footprint in all directions; and

(3) with respect to which the project owner has a documented right of site control, as demonstrated in the project owner's application under IC 36-7-5.3-9, to the extent required to enable the project to enter the interconnection queue of the Midcontinent Independent System Operator (MISO), regardless of whether the project actually enters the interconnection queue of MISO or another appropriate regional transmission organization.

Sec. 9. (a) As used in this chapter, "unit" refers to:

(1) a county, if a project owner, as part of a single wind power project or development, seeks to locate one (1) or more wind power devices:

- (A) entirely within unincorporated areas of the county;
- (B) within both unincorporated areas of the county and one (1) or more municipalities within the county; or
- (C) entirely within two (2) or more municipalities within the county; or

(2) a municipality, if:

- (A) a project owner, as part of a single wind power project or development, seeks to locate one (1) or more wind power devices entirely within the boundaries of the municipality; and
- (B) subdivision (1)(B) or (1)(C) does not apply.



(b) The term refers to:

- (1) each county described in subsection (a)(1) in which a project owner seeks to locate one (1) or more wind power devices, if the project owner seeks to locate wind power devices in more than one (1) county as part of a single wind power project or development; and**
- (2) each municipality described in subsection (a)(2) in which a project owner seeks to locate one (1) or more wind power devices, if the project owner seeks to locate wind power devices in two (2) or more municipalities, each of which is located in a different county.**

Sec. 10. As used in this chapter, "wind power device" means a device, including a windmill or a wind turbine, that is designed to use the kinetic energy of moving air to provide mechanical energy or to produce electricity.

Sec. 11. As used in this chapter, "wind power regulation" refers to any ordinance or regulation, including any:

- (1) zoning or land use ordinance or regulation; or**
- (2) general or specific planning ordinance or regulation;**

that is adopted by a unit and that concerns the construction, installation, siting, modification, operation, or decommissioning of wind power devices in the unit.

Sec. 12. (a) Subject to subsection (d), the following apply if a permit authority for a unit described in section 1(a)(1) of this chapter receives after June 30, 2021, a proposal from a project owner for a project to install or locate one (1) or more wind power devices in the unit:

- (1) A unit described in section 1(a)(1)(B) of this chapter that has in effect on July 1, 2021, a wind power regulation that includes standards that are more restrictive, directly or indirectly, than the standards set forth in sections 13 through 18 of this chapter may:**

- (A) continue to apply and enforce the unit's existing wind power regulation with respect to the proposed project; or**
- (B) allow within the unit the establishment of a renewable energy district in which the proposed project will be located.**

- (2) A unit described in section 1(a)(1)(A) of this chapter that has not adopted a wind power regulation may:**

- (A) restrict, or impose conditions or limitations on, the construction, installation, siting, modification, operation, or decommissioning of one (1) or more wind power devices**



in the unit if the unit first adopts a wind power regulation that includes standards that are not more restrictive, directly or indirectly, than the standards set forth in sections 13 through 18 of this chapter; or

(B) allow within the unit the establishment of a renewable energy district in which the proposed project will be located.

(b) This subsection applies with respect to any proposal, the initial application for which is filed with a unit after June 30, 2021, by a project owner for a project to install or locate one (1) or more wind power devices in the unit. A unit that:

(1) is described in section 1(a)(1)(B) of this chapter and that allows within the unit the establishment of a RED in which the proposed project will be located, as described in subsection (a)(1)(B);

(2) is described in section 1(a)(1)(A) of this chapter and that:
(A) adopts a wind power regulation that includes standards that are not more restrictive, directly or indirectly, than the standards set forth in this chapter; or
(B) allows within the unit the establishment of a RED in which the proposed project will be located, as described in subsection (a)(2)(B); or

(3) has adopted before July 1, 2021, a wind power regulation that includes standards that are not more restrictive, directly or indirectly, than the standards set forth in this chapter; may impose a one-time construction fee for each wind power device included in a project application to which this subsection applies. A construction fee imposed under this subsection is payable by the project owner upon the commencement of construction of each wind power device and may not exceed three thousand dollars (\$3,000) per megawatt of installed capacity.

(c) A unit that imposes a construction fee under subsection (b) may allocate a percentage, to be determined by the unit, of the fees collected:

(1) for use within the project's footprint, or for the benefit of residents and businesses within the project's footprint, in the case of a unit described in subsection (b)(2)(A) or (b)(3); or

(2) for use within the RED, or for the benefit of residents and businesses within the RED, in the case of a unit that allows within the unit the establishment of a renewable energy district in which the proposed project will be located, in the case of a unit described in subsection (b)(1) or (b)(2)(B).



In addition, a unit described in subdivision (1) or (2) may allocate a percentage, to be determined by the unit, of the property tax revenues or income tax revenues, or both, that are generated by the project, for use within the project footprint or within the RED, as applicable, or for the benefit of residents and businesses within the project footprint or the RED, as applicable.

(d) A unit may, by regulation or otherwise, limit the total acreage of land within the unit's boundaries that is or may be used for projects that are described in section 8(1) of this chapter and located within the unit, regardless of whether a particular project is approved or installed within the unit before or after June 30, 2021. A limit imposed under this subsection may not restrict the total acreage of land within the unit's boundaries that is or may be used for projects described in section 8(1) of this chapter to less than forty percent (40%) of the unit's total land acreage. However, a unit may waive or increase a limit imposed under this subsection with respect to any particular project.

(e) Except as provided in:

- (1) subsection (a);
- (2) IC 36-1-3-8.7; and
- (3) IC 36-7-5.3;

this chapter does not otherwise affect a unit's planning and zoning powers under IC 36-7 with respect to the installation or siting of one (1) or more wind power devices in the unit.

(f) A permit authority for a unit described in section 1(a)(1) of this chapter is responsible for enforcing compliance with the following:

- (1) Within the boundaries of a RED established under subsection (a), the standards set forth in this chapter.
- (2) IC 36-7-5.3.

(g) A unit may:

(1) adopt and enforce a wind power regulation that includes standards that:

- (A) concern the construction, installation, siting, modification, operation, or decommissioning of wind power devices in the unit; and
- (B) are less restrictive than the standards set forth in this chapter;

(2) waive or make less restrictive any standard set forth in this chapter

with respect to any particular:

- (A) wind power device;



- (B) project described in section 8(1) of this chapter; or
- (C) RED; or
- (3) waive or make less restrictive any standard set forth in a wind power regulation adopted by the unit with respect to any particular:
 - (A) wind power device; or
 - (B) project described in section 8(1) of this chapter.

(h) This subsection applies to any unit in which a RED is established in connection with a project described in section 8(1) of this chapter. For purposes of any standard set forth in this chapter that prescribes a minimum setback distance or another minimum distance from a wind power device to any:

- (1) right-of-way;
- (2) property line;
- (3) utility line;
- (4) dwelling; or
- (5) other line, facility, object, or structure;

the prescribed minimum distance, as set forth in this chapter, shall apply with respect to each wind power device located within the RED, regardless of whether the right-of-way, property line, utility line, dwelling, or other line, facility, object, or structure from which the distance must be established is itself located within the RED.

Sec. 13. (a) Subject to subsection (h), and except as otherwise allowed by IC 36-7-4-1109, a project owner may not install or locate a wind power device on property in a unit unless the distance, measured as a straight line, from the vertical centerline of the base of the wind power device to:

- (1) the centerline of any:
 - (A) runway located on a public use airport, private use airport, or municipal airport;
 - (B) public use highway, street, or road; or
 - (C) railroad easement or right-of-way; or

(2) the property line of any nonparticipating property; is equal to a distance that is at least one and one-tenth (1.1) times the wind power device's blade tip height, as measured from the ground to the tip of the blade.

(b) Subject to subsection (h), and except as otherwise allowed by IC 36-7-4-1109, a project owner may not install or locate a wind power device on property in a unit unless the distance, measured as a straight line, from the vertical centerline of the base of the wind power device to the nearest point on the outer wall of a



dwelling located on a nonparticipating property is equal to a distance that is at least three (3) times the wind power device's blade tip height, as measured from the ground to the tip of the blade.

(c) Except as otherwise allowed by IC 36-7-4-1109, a project owner may not install or locate a wind power device on property in a unit unless the distance, measured as a straight line, from the vertical centerline of the base of the wind power device to the nearest edge of the right-of-way for any utility transmission or distribution line is equal to a distance that is at least one and two-tenths (1.2) times the wind power device's blade tip height, as measured from the ground to the tip of the blade.

(d) Except as otherwise allowed by IC 36-7-4-1109, a project owner may not install or locate a wind power device on property in a unit unless the distance, measured as a straight line, from the vertical centerline of the base of the wind power device to the property line of any undeveloped land within the unit that is zoned or platted for residential use is equal to a distance that is at least two (2) times the wind power device's blade tip height, as measured from the ground to the tip of the blade.

(e) Except as otherwise allowed by IC 36-7-4-1109, a project owner may not install or locate a wind power device on property in a unit unless the distance, measured as a straight line, from the vertical centerline of the base of the wind power device to the property line of a state park is equal to a distance of at least one (1) mile.

(f) A project owner may not install or locate a wind power device within a RED unless the distance, measured as a straight line, from the vertical centerline of the base of the wind power device to the corporate boundaries of any municipality within the RED is equal to a distance of at least one (1) mile. However, a municipality within a RED may waive or reduce the minimum distance prescribed by this subsection with respect to the installation of one (1) or more wind power devices.

(g) Except as otherwise allowed by IC 36-7-4-1109, a permit authority, with respect to the siting or construction of any wind power device within the unit, may not set a blade tip height limitation, through a wind power regulation or otherwise, that is more restrictive than the standards of the Federal Aviation Administration under 14 CFR Part 77 concerning the safe, efficient use and preservation of the navigable airspace.

(h) The distance requirements set forth in subsections (a)(2) and



(b) may be waived with respect to the siting of any one (1) wind power device, subject to the written consent of the owner of each affected nonparticipating property.

Sec. 14. (a) Subject to subsection (c), and except as otherwise allowed by IC 36-7-4-1109, a project owner may not install or locate one (1) or more wind power devices in a unit unless the project owner demonstrates to the permit authority that with respect to each wind power device that the project owner seeks to install or locate in the unit:

- (1) the project owner has used shadow flicker computer modeling to estimate the amount of shadow flicker anticipated to be caused by the wind power device; and
- (2) the wind power device has been designed such that industry standard computer modeling indicates that any dwelling on a nonparticipating property within the unit will not experience more than thirty (30) hours per year of shadow flicker under planned operating conditions for the wind power device.

(b) After a project owner installs or locates a wind power device in a unit, as authorized by the permit authority in accordance with this chapter and IC 36-7-5.3, the project owner shall work with the owner of any affected dwelling on a nonparticipating property to mitigate the effects of shadow flicker to the extent reasonably practicable.

(c) The requirement set forth in subsection (a)(2) may be waived with respect to any one (1) wind power device, subject to the written consent of the owner of each affected nonparticipating property.

Sec. 15. Except as otherwise allowed by IC 36-7-4-1109, a wind power device installed in a unit must be installed in a manner so as to minimize and mitigate impacts to:

- (1) television signals;
- (2) microwave signals;
- (3) agricultural global positioning systems;
- (4) military defense radar;
- (5) radio reception; or
- (6) weather and doppler radar.

Sec. 16. (a) Subject to subsection (b), and except as otherwise allowed by IC 36-7-4-1109, a project owner may not install or locate a wind power device in a unit unless the project owner demonstrates to the permit authority that the wind power device will operate in a manner such that the sound attributable to the



wind power device will not exceed an hourly average sound level of fifty (50) A-weighted decibels, as modeled at the outer wall of an affected dwelling.

(b) The requirement set forth in subsection (a) may be waived with respect to any one (1) wind power device, subject to the written consent of the owner of each affected property.

Sec. 17. (a) As used in this section, "wind turbine light mitigation technology" means any technology used in connection with a wind power device to shield, limit, or otherwise mitigate the amount, intensity, character, or visibility of light emitted from the wind power device.

(b) Except as otherwise allowed by IC 36-7-4-1109, after January 1, 2023, and to the extent permissible under federal law or regulations, a project owner may not commence construction on a wind power device on property in a unit unless the wind power device is equipped with a wind turbine light mitigation technology, subject to any supply chain constraints with respect to the technology. However, a permit authority shall waive this requirement if:

- (1) the Federal Aviation Administration denies the project owner's application to use a wind turbine light mitigation technology; or
- (2) the project owner determines that the use of a wind turbine light mitigation technology is not economically feasible.

Sec. 18. (a) Subject to subsection (b), and except as otherwise allowed by IC 36-7-4-1109, a project owner may not install or locate a wind power device in a unit unless the project owner submits to the permit authority the decommissioning and site restoration plan required by IC 36-7-5.3-9(a)(9), and posts a surety bond, or an equivalent means of security acceptable to the permit authority, including a parent company guarantee or an irrevocable letter of credit, in an amount equal to the estimated cost of decommissioning the wind power device, as calculated by a third party licensed or registered engineer, or by another person with suitable experience in the decommissioning of wind power devices, as agreed upon by the project owner and the permit authority. The required bond or other security shall be posted in increments such that the total amount of the bond or security posted is as follows:

- (1) An amount equal to twenty-five percent (25%) of the total estimated decommissioning costs not later than the start date of the wind power device's full commercial operation. For



purposes of this subdivision, the total estimated decommissioning costs shall be reevaluated by a third party licensed or registered engineer (or by another person with suitable experience in the decommissioning of wind power devices, as agreed upon by the project owner and the permit authority) before the:

(A) fifth anniversary; and

(B) tenth anniversary;

of the start date of the wind power device's full commercial operation, and the total amount of the bond or security posted under this subdivision shall be adjusted as necessary after each reevaluation.

(2) An amount equal to fifty percent (50%) of the total estimated decommissioning costs not later than the fifteenth anniversary of the start date of the wind power device's full commercial operation. For purposes of this subdivision, the total estimated decommissioning costs shall be reevaluated by a third party licensed or registered engineer (or by another person with suitable experience in the decommissioning of wind power devices, as agreed upon by the project owner and the permit authority) before the fifteenth anniversary of the start date of the wind power device's full commercial operation, and the total amount of the bond or security posted under this subdivision shall be adjusted as necessary after the reevaluation.

(3) An amount equal to one hundred percent (100%) of the total estimated decommissioning costs not later than the twentieth anniversary of the start date of the wind power device's full commercial operation. For purposes of this subdivision, the total estimated decommissioning costs shall be reevaluated by a third party licensed or registered engineer (or by another person with suitable experience in the decommissioning of wind power devices, as agreed upon by the project owner and the permit authority):

(A) before the twentieth anniversary of the start date of the wind power device's full commercial operation; and

(B) at least once every succeeding five (5) year period after the twentieth anniversary of the start date of the wind power device's full commercial operation;

and the total amount of the bond or security posted under this subdivision shall be adjusted as necessary after each reevaluation.



(b) For purposes of this section, the estimated cost of decommissioning a wind power device, as calculated by a licensed or registered professional engineer (or by another person with suitable experience in the decommissioning of wind power devices, as agreed upon by the project owner and the permit authority), shall be the net of any estimated salvage value attributable to the wind power device at the time of decommissioning, unless the unit and the project owner agree to include any such value in the estimated cost.

SECTION 2. IC 8-1-42 IS ADDED TO THE INDIANA CODE AS A NEW CHAPTER TO READ AS FOLLOWS [EFFECTIVE UPON PASSAGE]:

Chapter 42. Default Standards for Commercial Solar Energy Systems

Sec. 1. (a) Except as provided in subsections (b) and (c), the standards set forth in this chapter apply to a project owner that, after June 30, 2021, files an initial application under IC 36-7-5.3-9 for a project to install or locate one (1) or more CSE systems in a unit that:

(1) either:

- (A) has not adopted a commercial solar regulation; or
- (B) has in effect on July 1, 2021, a commercial solar regulation that includes standards that are more restrictive, directly or indirectly, than the standards set forth in this chapter; and

(2) has opted to allow the establishment of a renewable energy district within the unit in connection with the project.

(b) Subject to a unit's planning and zoning powers under IC 36-7, this chapter does not apply to a property owner who seeks to install a solar energy device (as defined in IC 32-23-4-3) on the property owner's premises for the purpose of generating electricity to meet or offset all or part of the need for electricity on the premises, whether through distributed generation, participation in a net metering or feed-in tariff program offered by an electricity supplier (as defined in IC 8-1-40-4), or otherwise.

(c) This chapter does not:

(1) apply to any proposal, request, or application that:

- (A) concerns the construction, installation, siting, modification, operation, or decommissioning of one (1) or more CSE systems in a unit;
- (B) is submitted by a project owner to a unit before July 1, 2021; and



(C) is pending as of July 1, 2021;
as set forth in IC 36-7-4-1109;

(2) affect the:

- (A) construction;
- (B) installation;
- (C) siting;
- (D) modification;
- (E) operation; or
- (F) decommissioning;

of one (1) or more CSE systems in a unit that before July 1, 2021, has approved such construction, installation, siting, modification, operation, or decommissioning; or

(3) affect any:

- (A) economic development agreement; or
- (B) other agreement;

entered before July 1, 2021, with respect to the construction, installation, siting, modification, operation, or decommissioning of one (1) or more CSE systems in one (1) or more units.

Sec. 2. (a) As used in this chapter, "commercial solar energy system", or "CSE system", means a system that:

- (1) has a nameplate capacity of at least ten (10) megawatts; and
- (2) captures and converts solar energy into electricity:
 - (A) for the purpose of selling the electricity at wholesale; and
 - (B) for use in locations other than where it is generated.

(b) The term includes collection and feeder lines, generation tie lines, substations, ancillary buildings, solar monitoring stations, and accessory equipment or structures.

Sec. 3. As used in this chapter, "commercial solar regulation" refers to any ordinance or regulation, including any:

- (1) zoning or land use ordinance or regulation; or
- (2) general or specific planning ordinance or regulation;

that is adopted by a unit and that concerns the construction, installation, siting, modification, operation, or decommissioning of CSE systems in the unit.

Sec. 4. As used in this chapter, "documented right of site control", with respect to a site within a renewable energy district established under this chapter, means any of the following:

- (1) Ownership of the site.
- (2) A leasehold or easement interest in the site.



(3) An option to purchase or acquire a leasehold or easement interest in the site.

(4) Any other contractual or legal right to possess or occupy the site.

Sec. 5. As used in this chapter, "dwelling" means any building, structure, or part of a building or structure that is occupied as, or is designed or intended for occupancy as, a residence by one (1) or more families or individuals.

Sec. 6. As used in this chapter, "interconnection queue" means the study process by which a regional transmission organization (as defined in IC 8-1-38-6) conducts reliability and deliverability studies to determine whether there is available transmission capacity to accommodate the interconnection of a new proposed generating facility or whether network upgrades are needed.

Sec. 7. (a) As used in this chapter, "nonparticipating property" means a lot or parcel of real property:

(1) that is not owned by a project owner; and

(2) with respect to which:

(A) the project owner does not seek:

(i) to install or locate one (1) or more CSE systems or other facilities related to a CSE system project (including power lines, temporary or permanent access roads, or other temporary or permanent infrastructure); or

(ii) to otherwise enter into a lease or any other agreement with the owner of the property for use of all or part of the property in connection with a CSE system project; or

(B) the owner of the property does not consent:

(i) to having one (1) or more CSE systems or other facilities related to a CSE system project (including power lines, temporary or permanent access roads, or other temporary or permanent infrastructure) installed or located; or

(ii) to otherwise enter into a lease or any other agreement with the project owner for use of all or part of the property in connection with a CSE system project.

regardless of whether the property is located within or outside the boundaries of a renewable energy district.

(b) The term does not include a lot or parcel of real property otherwise described in subsection (a) if the owner of the lot or parcel consents to participate in a CSE system project through a neighbor agreement, a participation agreement, or another similar



arrangement or agreement with a project owner.

Sec. 8. (a) As used in this chapter, "permit authority" means:

- (1) a unit; or
- (2) a board, a commission, or any other governing body of a unit;

that makes legislative or administrative decisions concerning the construction, installation, siting, modification, operation, or decommissioning of CSE systems in the unit.

(b) The term does not include:

- (1) the state or any of its agencies, departments, boards, commissions, authorities, or instrumentalities; or
- (2) a court or other judicial body that reviews decisions or rulings made by a permit authority.

Sec. 9. (a) As used in this chapter, "project owner" means a person that:

- (1) will own one (1) or more CSE systems proposed to be located in a unit; or
- (2) owns one (1) or more CSE systems located in a unit.

(b) The term includes an agent or a representative of a person described in subsection (a).

Sec. 10. As used in this chapter, "renewable energy district", or "RED", means a district:

- (1) established in connection with a project, the initial application for which is filed under IC 36-7-5.4 after June 30, 2021, to install or locate one (1) or more:

- (A) CSE systems;
- (B) wind power devices (as defined in IC 8-1-41-10); or
- (C) both;

in a unit described in section 1(a)(1) of this chapter;

- (2) the area of which consists of:

- (A) the footprint of the project, as identified by the project owner in the project owner's application under IC 36-7-5.4; plus
- (B) an area that extends at least one and one-half (1.5) miles from the boundary lines of the footprint in all directions; and

- (3) with respect to which the project owner has a documented right of site control, as demonstrated in the project owner's application under IC 36-7-5.4-9, to the extent required to enable the project to enter the interconnection queue of the Midcontinent Independent System Operator (MISO), regardless of whether the project actually enters the



interconnection queue of MISO or another appropriate regional transmission organization.

Sec. 11. (a) As used in this chapter, "unit" refers to:

(1) a county, if a project owner, as part of a single CSE system project or development, seeks to locate one (1) or more CSE systems:

- (A) entirely within unincorporated areas of the county;**
- (B) within both unincorporated areas of the county and one (1) or more municipalities within the county; or**
- (C) entirely within two (2) or more municipalities within the county; or**

(2) a municipality, if:

- (A) a project owner, as part of a single CSE system project or development, seeks to locate one (1) or more CSE systems entirely within the boundaries of the municipality; and**
- (B) subdivision (1)(B) or (1)(C) does not apply.**

(b) The term refers to:

(1) each county described in subsection (a)(1) in which a project owner seeks to locate one (1) or more CSE systems, if the project owner seeks to locate CSE systems in more than one (1) county as part of a single CSE system project or development; and

(2) each municipality described in subsection (a)(2) in which a project owner seeks to locate one (1) or more CSE systems, if the project owner seeks to locate CSE systems in two (2) or more municipalities, each of which is located in a different county.

Sec. 12. (a) Subject to subsection (c), the following apply if a permit authority for a unit described in section 1(a)(1) of this chapter receives after June 30, 2021, a proposal from a project owner for a project to install or locate one (1) or more CSE systems in the unit:

(1) A unit described in section 1(a)(1)(B) of this chapter that has in effect on July 1, 2021, a commercial solar regulation that includes standards that are more restrictive, directly or indirectly, than the standards set forth in sections 13 through 22 of this chapter may:

- (A) continue to apply and enforce the unit's existing commercial regulation with respect to the proposed project; or**
- (B) allow within the unit the establishment of a renewable**



energy district in which the proposed project will be located.

(2) A unit described in section 1(a)(1)(A) of this chapter that has not adopted a commercial solar regulation may:

(A) restrict, or impose conditions or limitations on, the construction, installation, siting, modification, operation, or decommissioning of one (1) or more CSE systems in the unit if the unit first adopts a commercial solar regulation that includes standards that are not more restrictive, directly or indirectly, than the standards set forth in sections 13 through 22 of this chapter; or

(B) allow within the unit the establishment of a renewable energy district in which the proposed project will be located.

(b) This subsection applies with respect to any proposal, the initial application for which is filed with a unit after June 30, 2021, by a project owner for a project to install or locate one (1) or more CSE systems in a unit. A unit that:

(1) adopts, before or after June 30, 2021, a commercial solar regulation that includes standards that are not more restrictive, directly or indirectly, than the standards set forth in this chapter, may allocate a percentage, to be determined by the unit, of the property tax revenues or income tax revenues, or both, that are generated by the project, for use within the project footprint, or for the benefit of residents and businesses within the project footprint; or

(2) allows within the unit the establishment of a RED in which a proposed project will be located, may allocate a percentage, to be determined by the unit, of the property tax revenues or income tax revenues, or both, that are generated by the project, for use within the RED, or for the benefit of residents and businesses within the RED.

(c) A unit may, by regulation or otherwise, limit the total acreage of land within the unit's boundaries that is or may be used for projects that are described in section 10(1) of this chapter and located within the unit, regardless of whether a particular project is approved or installed within the unit before or after June 30, 2021. A limit imposed under this subsection may not restrict the total acreage of land within the unit's boundaries that is or may be used for projects described in section 10(1) of this chapter to less than forty percent (40%) of the unit's total land acreage. However, a unit may waive or increase a limit imposed under this subsection



with respect to any particular project.

(d) Except as provided in:

- (1) subsection (a);
- (2) IC 36-1-3-8.8; and
- (3) IC 36-7-5.4;

this chapter does not otherwise affect a unit's planning and zoning powers under IC 36-7 with respect to the installation or siting of one (1) or more CSE systems in the unit.

(e) A permit authority for a unit described in section 1(a)(1) of this chapter is responsible for enforcing compliance with the following:

- (1) Within the boundaries of a RED established under subsection (a), the standards set forth in this chapter.
- (2) IC 36-7-5.4.

(f) A unit may:

(1) adopt and enforce a commercial solar regulation that includes standards that:

(A) concern the construction, installation, siting, modification, operation, or decommissioning of CSE systems in the unit; and

(B) are less restrictive than the standards set forth in this chapter; or

(2) waive or make less restrictive any standard set forth in this chapter

with respect to any particular:

(A) CSE system;

(B) project described in section 10(1) of this chapter; or

(C) RED; or

(3) waive or make less restrictive any standard set forth in a commercial solar regulation adopted by the unit with respect to any particular:

(A) CSE system; or

(B) project described in section 10(1) of this chapter.

(g) This subsection applies to any unit in which a RED is established in connection with a project described in section 10(1) of this chapter. For purposes of any standard set forth in this chapter that prescribes a minimum setback distance or another minimum distance from a CSE system to any:

(1) right-of-way;

(2) property line;

(3) utility line;

(4) dwelling; or



(5) other line, facility, object, or structure; the prescribed minimum distance, as set forth in this chapter, shall apply with respect to each wind power device located within the RED, regardless of whether the right-of-way, property line, utility line, dwelling, or other line, facility, object, or structure from which the distance must be established is itself located within the RED.

Sec. 13. (a) Subject to subsection (e), and except as otherwise allowed by IC 36-7-4-1109, a project owner may not install or locate a CSE system on property in a unit unless the distance, measured as a straight line, from the nearest outer edge of the CSE system to:

- (1) the nearest edge of the right-of-way for any:
 - (A) federal interstate highway, federal highway, state highway, or county highway is at least forty (40) feet;
 - (B) collector road is at least thirty (30) feet; or
 - (C) local road is at least ten (10) feet; or
- (2) the property line of any nonparticipating property is at least fifty (50) feet.

(b) Subject to subsection (e), and except as otherwise allowed by IC 36-7-4-1109, a project owner may not install or locate a CSE system on property in a unit unless the distance, measured as a straight line, from the nearest outer edge of the CSE system to the nearest point on the outer wall of a dwelling located on a nonparticipating property is at least one hundred fifty (150) feet.

(c) Subject to subsection (e), and except as otherwise allowed by IC 36-7-4-1109, if a project owner installs a CSE system within a distance of two hundred fifty (250) feet, measured as a straight line, from the nearest outer edge of the CSE system to the nearest point on the outer wall of a dwelling located on a nonparticipating property, the project owner shall install a landscape buffer in the area between the nearest outer edge of the CSE system and the outer wall of the dwelling located on the nonparticipating property:

- (1) in a location; and
- (2) constructed from such materials;

as set forth in a plan submitted to the unit in the application required under IC 36-7-5.4-9 during the permitting and approval process for the CSE system.

(d) Except as otherwise allowed by IC 36-7-4-1109, a project owner may not install or locate a CSE system on property in a unit unless the height of the CSE system solar panels are not more than



twenty-five (25) feet above ground level when the CSE system's arrays are at full tilt. However, a permit authority or a unit may not impose a clearance requirement between the ground and the bottom edge of a CSE system's solar panels.

(e) The:

- (1) distance requirements set forth in subsection (a)(2) and subsection (b); and
- (2) requirement for the installation of a landscape buffer set forth in subsection (c);

may be waived with respect to the siting of any one (1) CSE system, subject to the written consent of the owner of each affected nonparticipating property.

Sec. 14. Except as otherwise allowed by IC 36-7-4-1109, if a project owner installs a CSE system in a unit, the project owner shall plant, establish, and maintain for the life of the CSE system perennial vegetated ground cover on the ground around and under solar panels, and in project site buffer areas. The use of pollinator seed mixes in the planting of ground cover required by this section is encouraged. A unit or permit authority may require a project owner to prepare for a project site a vegetation plan that:

- (1) is compatible with each CSE system on the project site;
- (2) provides for the planting of noninvasive species and the use of native or naturalized species if the planting and use of noninvasive and native or naturalized species are:
 - (A) appropriate to the region;
 - (B) economically feasible; and
 - (C) agreed to by the landowner;

in order to reduce storm water runoff and erosion at the site and to provide habitat for wildlife and insects; and

- (3) provides for site preparation and maintenance practices designed to control invasive species and noxious weeds (as defined in IC 15-16-7-2).

Sec. 15. Except as otherwise allowed by IC 36-7-4-1109, if a project owner installs a CSE system in a unit, the project owner shall completely enclose the CSE system with fencing that is at least six (6) feet high.

Sec. 16. Except as otherwise allowed by IC 36-7-4-1109, if a project owner installs a CSE system in a unit, all cables of up to thirty-four and one-half (34.5) kilovolts that are located between inverter locations and project substations shall be located and maintained underground. Other solar infrastructure, such as module-to-module collection cables, transmission lines, substations,



junction boxes, and other typical aboveground infrastructure may be located and maintained above ground. Buried cables shall be at a depth of at least thirty-six (36) inches below grade or, if necessitated by onsite conditions, at a greater depth. Cables and lines located outside of the CSE system project site may:

- (1) be located above ground; or
- (2) in the case of cables or lines of up to thirty-four and one-half (34.5) kilovolts, be buried underground at:
 - (A) a depth of at least forty-eight (48) inches below grade, so as to not interfere with drainage tile or ditch repairs; or
 - (B) another depth, as necessitated by conditions; as determined in consultation with the landowner.

Sec. 17. Except as otherwise allowed by IC 36-7-4-1109, a CSE system installed by a project owner must be designed and constructed to:

- (1) minimize glare on adjacent properties and roadways; and
- (2) not interfere with vehicular traffic, including air traffic.

Sec. 18. Except as otherwise allowed by IC 36-7-4-1109, a CSE system installed in a unit must be installed in a manner so as to minimize and mitigate impacts to:

- (1) television signals;
- (2) microwave signals;
- (3) agricultural global positioning systems;
- (4) military defense radar;
- (5) radio reception; or
- (6) weather and doppler radar.

Sec. 19. (a) Subject to subsection (b), and except as otherwise allowed by IC 36-7-4-1109, a project owner may not install or locate a CSE system in a unit unless the project owner demonstrates to the permit authority that the CSE system will operate in a manner such that the sound attributable to the CSE system will not exceed an hourly average sound level of fifty (50) A-weighted decibels, as modeled at the outer wall of a dwelling located on an adjacent nonparticipating property.

(b) The requirement set forth in subsection (a) may be waived with respect to any one (1) CSE system, subject to the written consent of the owner of each adjacent nonparticipating property.

Sec. 20. (a) Subject to subsection (b), and except as otherwise allowed by IC 36-7-4-1109, a project owner may not install or locate a CSE system in a unit unless the project owner submits to the permit authority the decommissioning and site restoration plan required by IC 36-7-5.4-9, and posts a surety bond, or an



equivalent means of security acceptable to the permit authority, including a parent company guarantee or an irrevocable letter of credit, in an amount equal to the estimated cost of decommissioning the CSE system, as calculated by a third party licensed or registered engineer or by another person with suitable experience in the decommissioning of CSE systems, as agreed upon by the project owner and the permit authority. The required bond or other security shall be posted in increments such that the total amount of the bond or security posted is as follows:

(1) An amount equal to twenty-five percent (25%) of the total estimated decommissioning costs not later than the start date of the CSE system's full commercial operation.

(2) An amount equal to fifty percent (50%) of the total estimated decommissioning costs not later than the fifth anniversary of the start date of the CSE system's full commercial operation.

(3) An amount equal to one hundred percent (100%) of the total estimated decommissioning costs not later than the tenth anniversary of the start date of the CSE system's full commercial operation. For purposes of this subdivision, the total estimated decommissioning costs shall be reevaluated by a third party licensed or registered engineer (or by another person with suitable experience in the decommissioning of CSE systems, as agreed upon by the project owner and the permit authority):

(A) before the tenth anniversary of the start date of the CSE system's full commercial operation; and

(B) at least once every succeeding five (5) year period after the tenth anniversary of the start date of the CSE system's full commercial operation;

and the total amount of the bond or security posted under this subdivision shall be adjusted as necessary after each reevaluation.

(b) For purposes of this section, the estimated cost of decommissioning a CSE system, as calculated by a licensed or registered professional engineer (or by another person with suitable experience in the decommissioning of CSE systems, as agreed upon by the project owner and the permit authority), shall be the net of any estimated salvage value attributable to the CSE system at the time of decommissioning, unless the unit and the project owner agree to include any such value in the estimated cost.

(c) A project owner shall provide to the permit authority



written notice of the project owner's intent to decommission a CSE system not later than sixty (60) days before the discontinuation of commercial operation by the CSE system. Except as provided in subsection (e), after the discontinuation of commercial operation by the CSE system, and as part of the decommissioning process:

- (1) all structures, foundations, roads, gravel areas, and cables associated with the project shall be removed to a depth of at least thirty-six (36) inches below grade; and
- (2) the ground shall be restored to a condition reasonably similar to its condition before the start of construction activities in connection with the CSE system project.

(d) Except as provided in subsection (e), if the project owner fails to remove all CSE system project assets not later than one (1) year after the proposed date of final decommissioning, as set forth in the notice to the permit authority under subsection (c), the permit authority may engage qualified contractors to:

- (1) enter the project site;
- (2) remove the CSE system project assets;
- (3) sell any assets removed; and
- (4) remediate the site;

and may initiate proceedings to recover any costs incurred.

(e) Project assets may remain in place after decommissioning is complete if:

- (1) the location and condition of the assets are in conformance with local regulations at the time of decommissioning; and
- (2) the written consent of the landowner is obtained.

Sec. 21. (a) If a CSE system installed in a unit does not generate electricity for eighteen (18) consecutive months:

- (1) the CSE system is considered abandoned as of the date that is five hundred forty (540) days after the date on which the CSE system last generated electricity; and
- (2) all CSE system project assets shall be removed in accordance with section 17(c) of this chapter not later than one (1) year after the date of abandonment specified in subdivision (1).

(b) In the case of abandonment, as described in subsection (a), if the project owner fails to remove the CSE system project assets not later than one (1) year after the date of abandonment, as required by subsection (a)(2), the permit authority may engage qualified contractors to:

- (1) enter the project site;
- (2) remove the CSE system project assets;



(3) sell any assets removed; and
 (4) remediate the site;
 and may initiate proceedings to recover any costs incurred.

Sec. 22. (a) As used in this section, "force majeure event" includes the following:

- (1) Fire, flood, tornado, or other natural disasters or acts of God.
- (2) War, civil strife, a terrorist attack, or other similar acts of violence.
- (3) Other unforeseen events or events over which a project owner has no control.

(b) If a force majeure event results in a CSE system not generating electricity, the project owner shall:

- (1) as soon as practicable after the occurrence of the force majeure event, provide notice to the permit authority of the event and of the resulting cessation of generating operations; and
- (2) demonstrate to the permit authority that the CSE system will be substantially operational and generating electricity not later than twelve (12) months after the occurrence of the force majeure event.

(c) If the CSE system does not become substantially operational and resume generating electricity within the time set forth in subdivision (2):

- (1) the CSE system is considered abandoned as of the date that is three hundred sixty-five (365) days after the date on which the CSE system last generated electricity; and
- (2) all CSE system project assets shall be removed in accordance with section 17(c) of this chapter not later than one (1) year after the date of abandonment specified in subdivision (1).

(d) In the case of presumed abandonment, as described in subsection (c), if the project owner fails to remove the CSE system project assets not later than one (1) year after the date of abandonment, as required by subsection (c)(2), the permit authority may engage qualified contractors to:

- (1) enter the project site;
- (2) remove the CSE system project assets;
- (3) sell any assets removed; and
- (4) remediate the site;

and may initiate proceedings to recover any costs incurred."

Page 22, delete lines 7 through 42, begin a new paragraph and



insert:

"SECTION 4. IC 36-1-3-8.7 IS ADDED TO THE INDIANA CODE AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE UPON PASSAGE]: **Sec. 8.7. (a) Subject to a unit's planning and zoning powers under IC 36-7, this section does not apply to a property owner that seeks to install a wind power device on the property owner's premises for the purpose of generating electricity to meet or offset all or part of the need for electricity on the premises, whether through distributed generation, participation in a net metering or feed-in tariff program offered by an electricity supplier (as defined in IC 8-1-40-4), or otherwise.**

(b) As used in this section, "permit authority", with respect to a unit, has the meaning set forth in IC 8-1-41-6.

(c) As used in this section, "project owner" has the meaning set forth in IC 8-1-41-7.

(d) As used in this section, "renewable energy district", or "RED", has the meaning set forth in IC 8-1-41-8.

(e) As used in this section, "unit" has the meaning set forth in IC 8-1-41-9.

(f) As used in this section, "wind power device" means a device, including a windmill or a wind turbine, that is designed to use the kinetic energy of moving air to provide mechanical energy or to produce electricity.

(g) As used in this section, "wind power regulation" refers to any ordinance or regulation, including any:

- (1) zoning or land use ordinance or regulation; or**
- (2) general or specific planning ordinance or regulation;**

that is adopted by a unit and that concerns the construction, installation, siting, modification, operation, or decommissioning of wind power devices in the unit.

(h) Except as provided in IC 8-1-41-1(c), after June 30, 2021, a permit authority may not, directly or indirectly, restrict, or impose conditions or limitations on, the construction, installation, siting, modification, operation, or decommissioning of one (1) or more wind power devices in the unit unless the unit has in effect a wind power regulation. The following apply to a wind power regulation this is adopted after June 30, 2021:

- (1) The wind power regulation must be approved by the unit's plan commission.**
- (2) Any procedures set forth in the wind power regulation with respect to the permitting or approval process for the siting or installation of wind power devices in the unit must**



comply with IC 36-7-5.3.

(3) Any standards included in the wind power regulation must not be more restrictive, directly or indirectly, than the default standards set forth in IC 8-1-41.

(i) This subsection applies to a unit that does not have a wind power regulation in effect in the unit after June 30, 2021. Until such time as the legislative body of the unit may elect to adopt a wind power regulation that complies with subsection (h), the procedures set forth in IC 36-7-5.3 apply with respect to any proposal, the initial application for which is filed with the unit after June 30, 2021, by a project owner to install or locate one (1) or more wind power devices in the unit. If the unit approves the proposed project, the unit shall allow within the unit the establishment of a renewable energy district in which the project will be located. The standards set forth in IC 8-1-41 apply with respect to each RED established in the unit.

(j) This subsection applies to a unit that has a wind power regulation in effect in the unit on July 1, 2021. A unit described in this subsection may:

(1) continue to apply and enforce the unit's existing wind power regulation with respect to any proposed or existing project; or

(2) allow within the unit the establishment of a renewable energy district in which a proposed project will be located, in the case of any proposal, the initial application for which is filed with the unit after June 30, 2021, by a project owner to install or locate one (1) or more wind power devices in the unit. The standards set forth in IC 8-1-41 apply with respect to each RED established in the unit under this subdivision.

SECTION 5. IC 36-1-3-8.8 IS ADDED TO THE INDIANA CODE AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE UPON PASSAGE]: Sec. 8.8. (a) Subject to a unit's planning and zoning powers under IC 36-7, this section does not apply to a property owner that seeks to install a solar energy device (as defined in IC 32-23-4-3) on the property owner's premises for the purpose of generating electricity to meet or offset all or part of the need for electricity on the premises, whether through distributed generation, participation in a net metering or feed-in tariff program offered by an electricity supplier (as defined in IC 8-1-40-4), or otherwise.

(b) As used in this section, "commercial solar energy system", or "CSE system", means a system that:



(1) has a nameplate capacity of at least ten (10) megawatts;
and

(2) captures and converts solar energy into electricity:

(A) for the purpose of selling the electricity at wholesale;
and

(B) for use in locations other than where it is generated.

The term includes collection and feeder lines, generation tie lines, substations, ancillary buildings, solar monitoring stations, and accessory equipment or structures.

(c) As used in this section, "commercial solar regulation" refers to any ordinance or regulation, including any:

(1) zoning or land use ordinance or regulation; or

(2) general or specific planning ordinance or regulation;

that is adopted by a unit and that concerns the construction, installation, siting, modification, operation, or decommissioning of CSE systems in the unit.

(d) As used in this section, "permit authority", with respect to a unit, has the meaning set forth in IC 8-1-42-8.

(e) As used in this section, "project owner" has the meaning set forth in IC 8-1-42-9.

(f) As used in this section, "renewable energy district", or "RED", has the meaning set forth in IC 8-1-42-10.

(g) As used in this section, "unit" has the meaning set forth in IC 8-1-42-11.

(h) Except as provided in IC 8-1-42-1(c), after June 30, 2021, a permit authority may not, directly or indirectly, restrict, or impose conditions or limitations on, the construction, installation, siting, modification, operation, or decommissioning of one (1) or more CSE systems in the unit unless the unit has in effect a commercial solar regulation. The following apply to a commercial solar regulation this is adopted after June 30, 2021:

(1) The commercial solar regulation must be approved by the unit's plan commission.

(2) Any procedures set forth in the commercial solar regulation with respect to the permitting or approval process for the siting or installation of CSE systems in the unit must comply with IC 36-7-5.4.

(3) Any standards included in the commercial solar regulation must not be more restrictive, directly or indirectly, than the default standards set forth in IC 8-1-42.

(i) This subsection applies to a unit that does not have a commercial solar regulation in effect in the unit after June 30,



2021. Until such time as the legislative body of the unit may elect to adopt a commercial solar regulation that complies with subsection (h), the procedures set forth in IC 36-7-5.4 apply with respect to any proposal, the initial application for which is filed with the unit after June 30, 2021, by a project owner to install or locate one (1) or more CSE systems in the unit. If the unit approves the proposed project, the unit shall allow within the unit the establishment of a renewable energy district in which the project will be located. The standards set forth in IC 8-1-42 apply with respect to each RED established in the unit.

(j) This subsection applies to a unit that has a commercial solar regulation in effect in the unit on July 1, 2021. A unit described in this subsection may:

- (1) continue to apply and enforce the unit's existing commercial solar regulation with respect to any proposed or existing project; or**
- (2) allow within the unit the establishment of a renewable energy district in which a proposed project will be located, in the case of any proposal, the initial application for which is filed with the unit after June 30, 2021, by a project owner to install or locate one (1) or more CSE systems in the unit. The standards set forth in IC 8-1-41 apply with respect to each RED established in the unit under this subdivision.**

SECTION 6. IC 36-7-5.3 IS ADDED TO THE INDIANA CODE AS A NEW CHAPTER TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2021]:

Chapter 5.3. Siting of Wind Power Devices in a Unit

Sec. 1. (a) Except as provided in subsections (c) and (d), this chapter applies to the following:

- (1) The exercising by any unit of zoning, land use, planning, or permitting authority as authorized by this article, or by any other law, with respect to the construction, installation, siting, modification, operation, or decommissioning of one (1) or more wind power devices within the unit after June 30, 2021.**
- (2) The consideration by any unit, whether under a regulation of the unit or otherwise, of a proposal for the construction, installation, siting, modification, operation, or decommissioning of one (1) or more wind power devices in the unit after June 30, 2021.**

(b) This chapter applies to a situation described in subsection (a) in a unit that does not have a wind power regulation in effect in the unit after June 30, 2021.



(c) Subject to a unit's planning and zoning powers under this article, this chapter does not apply to a property owner that seeks to install a wind power device on the property owner's premises for the purpose of generating electricity to meet or offset all or part of the need for electricity on the premises, whether through distributed generation, participation in a net metering or feed-in tariff program offered by an electricity supplier (as defined in IC 8-1-40-4), or otherwise.

(d) This chapter does not:

(1) apply to any proposal, request, or application that:

(A) concerns the construction, installation, siting, modification, operation, or decommissioning of one (1) or more wind power devices in a unit;

(B) is submitted by a project owner to a unit before July 1, 2021; and

(C) is pending as of July 1, 2021;

as set forth in IC 36-7-4-1109;

(2) affect the:

(A) construction;

(B) installation;

(C) siting;

(D) modification;

(E) operation; or

(F) decommissioning;

of one (1) or more wind power devices in a unit that before July 1, 2021, has approved such construction, installation, siting, modification, operation, or decommissioning; or

(3) affect any:

(A) economic development agreement; or

(B) other agreement;

entered before July 1, 2021, with respect to the construction, installation, siting, modification, operation, or decommissioning of one (1) or more wind power devices in one (1) or more units.

Sec. 2. (a) As used in this chapter, "permit authority" means:

(1) a unit; or

(2) a board, a commission, or any other governing body of a unit;

that makes legislative or administrative decisions concerning the construction, installation, siting, modification, operation, or decommissioning of wind power devices in the unit.

(b) The term does not include:



- (1) the state or any of its agencies, departments, boards, commissions, authorities, or instrumentalities; or
- (2) a court or other judicial body that reviews decisions or rulings made by a permit authority.

Sec. 3. (a) As used in this chapter, "project owner" means a person that:

- (1) will own one (1) or more wind power devices proposed to be located in a unit; or
- (2) owns one (1) or more wind power devices located in a unit.

(b) The term includes an agent or a representative of a person described in subsection (a).

Sec. 4. As used in this chapter, "renewable energy district", or "RED", has the meaning set forth in IC 8-1-41-8.

Sec. 5. (a) As used in this chapter, "unit" refers to:

- (1) a county, if a project owner, as part of a single wind power project or development, seeks to locate one (1) or more wind power devices:

- (A) entirely within unincorporated areas of the county;
- (B) within both unincorporated areas of the county and one (1) or more municipalities within the county; or
- (C) entirely within two (2) or more municipalities within the county; or

- (2) a municipality, if:

- (A) a project owner, as part of a single wind power project or development, seeks to locate one (1) or more wind power devices entirely within the boundaries of the municipality; and
- (B) subdivision (1)(B) or (1)(C) does not apply.

- (b)** The term refers to:

- (1) each county described in subsection (a)(1) in which a project owner seeks to locate one (1) or more wind power devices, if the project owner seeks to locate wind power devices in more than one (1) county as part of a single wind power project or development; and
- (2) each municipality described in subsection (a)(2) in which a project owner seeks to locate one (1) or more wind power devices, if the project owner seeks to locate wind power devices in two (2) more municipalities, each of which is located in a different county.

Sec. 6. As used in this chapter, "wind power device" means a device, including a windmill or a wind turbine, that is designed to use the kinetic energy of moving air to provide mechanical energy



or to produce electricity.

Sec. 7. As used in this chapter, "wind power regulation" refers to any ordinance or regulation, including any:

- (1) zoning or land use ordinance or regulation; or**
- (2) general or specific planning ordinance or regulation;**

that is adopted by a unit and that concerns the construction, installation, siting, modification, operation, or decommissioning of wind power devices in the unit.

Sec. 8. (a) A wind power device may not be installed or located in a unit without the approval of the permit authority for the unit.

(b) Except as provided in section 1(c) and 1(d) of this chapter, the procedures set forth in this chapter apply with respect to any proposal by a project owner to install or locate one (1) or more wind power devices in a unit described in section 1(b) of this chapter after June 30, 2021, as provided in IC 36-1-3-8.7(i).

(c) Except as provided in:

- (1) subsection (b);**
- (2) IC 36-1-3-8.7; and**
- (3) IC 8-1-41;**

this chapter does not otherwise affect a unit's planning and zoning powers under this article with respect to the installation or siting of one (1) or more wind power devices in the unit.

(d) A permit authority for a unit described in section 1(b) of this chapter is responsible for enforcing compliance with:

- (1) this chapter; and**
- (2) the default standards set forth in IC 8-1-41.**

Sec. 9. (a) A project owner that seeks to install or locate one (1) or more wind power devices in a unit after June 30, 2021, shall file with the permit authority for the unit an application in the form and manner prescribed by the permit authority. An application filed under this section must include the following, provided with as much detail or specificity as the permit authority may reasonably require, and so far as ascertainable at the time of the application:

- (1) A physical and technical description of all wind power devices proposed to be installed or located in the unit.**
- (2) A physical and technical description of all sites in the unit on which one (1) or more wind power devices are sought to be installed or located, including maps showing:**
 - (A) the location of the sites; and**
 - (B) the boundaries of the renewable energy district to be established in connection with the project.**



In addition to showing the boundaries of the RED, the project owner must provide evidence that the project owner has a documented right of site control (as defined in IC 8-1-41-2) with respect to the RED, to the extent required to enable the project to enter the interconnection queue of the Midcontinent Independent System Operator (MISO), regardless of whether the project will actually enter the interconnection queue of MISO or any other appropriate regional transmission organization.

(3) The project owner's anticipated timeline and process for constructing and installing all wind power devices proposed in the application.

(4) Information regarding the sound:

(A) expressed as an hourly average sound level or by any other measure reasonably required by the permit authority; and

(B) as modeled at the outer wall of an affected dwelling; anticipated to be attributable to the operation of each wind power device included in the application.

(5) Information regarding the amount of anticipated shadow flicker, expressed as hours per year under planned operating conditions or by any other measure reasonably required by the permit authority, expected to be attributable to the operation of each wind power device included in the application.

(6) Information regarding the status of all permits required by the Federal Aviation Administration with respect to each wind power device included in the application.

(7) Information regarding the planned use and modification of any highways, streets, and roads in the unit during the construction and installation of all wind power devices included in the application, including a process for:

(A) assessing road damage caused by activities involved in such construction and installation; and

(B) conducting road repairs at the project owner's expense.

(8) A copy of all emergency response plans applicable to the construction, installation, siting, modification, operation, and decommissioning of all wind power devices included in the application, including a process for sharing the plans with, and providing safety training to, all potential first responders.

(9) A decommissioning and site restoration plan for each wind power device included in the application, including both a



timeline for decommissioning and a timeline for posting any required:

- (A) surety bond;
- (B) parent company guarantee;
- (C) irrevocable letter of credit; or
- (D) other equivalent means of security or financial assurance acceptable to the permit authority;

in an amount reflecting the estimated cost of decommissioning the wind power device.

(10) A copy of all representative notices to:

- (A) the permit authority;
- (B) residents of the unit;
- (C) political subdivisions in which, or adjacent to where, the project will be located; and
- (D) owners of property on which, or adjacent to where, the project will be located;

to be issued by the project owner with respect to the construction, installation, siting, modification, operation, and decommissioning of all wind power devices included in the application, including any preconstruction and postconstruction activities.

(11) Any other information reasonably necessary to understand the construction, installation, siting, modification, operation, and decommissioning of all wind power devices included in the application.

(12) A statement, signed by an officer or another person authorized to bind the project owner, that affirms the accuracy of the information provided in the application.

(b) A project owner that submits an application under this section shall notify the permit authority in writing when all required documents and information described in subsection (a) have been submitted. An application under this section is considered filed as of the date of the project owner's notice under this subsection.

(c) Not later than thirty (30) days after the date of a project owner's notice under subsection (b), the permit authority shall determine whether the project owner's application is complete and shall notify the project owner in writing of the determination. Subject to subsection (f), if the permit authority determines that the application is complete, the permit authority shall proceed to make a determination as to whether to grant or deny the application under section 10 of this chapter. Subject to subsections



(d) and (e), if the permit authority determines that the application is incomplete, the permit authority shall state the reasons for the determination in the permit authority's notice to the project owner under this subsection. A permit authority shall not make a determination of incompleteness based on grounds that are arbitrary, capricious, an abuse of discretion, or not in accordance with law. If the permit authority does not make a determination as to the completeness of the application within the time prescribed by this subsection, the application is considered complete.

(d) A project owner may file supplemental information to an application that a permit authority has determined to be incomplete under subsection (c). A project owner that intends to file supplemental information under this subsection shall notify the permit authority of the project owner's intention not later than fourteen (14) days after the date of the permit authority's notice of incompleteness under subsection (c). The project owner's notice of intention to file supplemental information under this subsection stays the start of the period set forth in section 10 of this chapter in which the permit authority must approve or deny the application until such time as the application is finally determined to be or is considered complete under this section. The project owner shall provide any reasonably requested additional information identified in the permit authority's notice under subsection (c), to the extent ascertainable. A permit authority may not impose a limit on the number of times a project owner may supplement an application under this subsection.

(e) A project owner that submits a supplemented application under subsection (d) shall notify the permit authority in writing when all information and documents provided in connection with the supplemented application have been submitted. A thirty (30) day period for a completeness determination by the permit authority with respect to the supplemented application begins as of the date of the project owner's notice under this subsection, in accordance with the procedures set forth in subsection (c) for an initial application. If the permit authority does not make a determination as to the completeness of the supplemented application within the time prescribed by this subsection, the supplemented application is considered complete.

(f) After:

- (1) an initial application is determined to be or is considered complete under subsection (c); or
- (2) a supplemented application is determined to be or is



considered complete under subsection (e);
 a permit authority may nevertheless request additional information reasonably necessary to understand the construction, installation, siting, modification, operation, and decommissioning of any of the wind power devices included in a project owner's initial or supplemented application. A project owner shall provide additional information in response to all reasonable inquiries made by the permit authority, and shall respond in a timely, complete, and accurate manner.

Sec. 10. (a) Subject to subsection (b), a permit authority shall issue a written decision to grant or deny an application or a supplemented application under this chapter not later than ninety (90) days after the application or supplemented application is finally determined to be or is considered complete. The permit authority's written decision must include all findings of fact upon which the decision is based. The permit authority shall provide a copy of the permit authority's decision to the project owner.

(b) A permit authority may not:

- (1) unreasonably deny an application or a supplemented application under this chapter;
- (2) condition approval of an application or a supplemented application upon a project owner's agreement to fulfill unreasonable requirements, including:
 - (A) property value guarantees;
 - (B) onerous road upgrades; or
 - (C) other requirements that are intended to prevent or impede (or would have the effect of preventing or impeding) the construction, installation, siting, modification, operation, or decommissioning of wind power devices in the unit; or
- (3) after approving an application or a supplemented application, impose unreasonable requirements upon a project owner, including any of the requirements set forth in subdivision (2), at any point during the project owner's construction, installation, siting, modification, operation, or decommissioning of wind power devices in the unit.

Sec. 11. (a) At any time after a permit authority issues a decision under section 10 of this chapter with respect to the construction, installation, siting, modification, operation, or decommissioning of one (1) or more wind power devices in the unit:

- (1) a project owner; or
- (2) an interested party described in section 9(a)(10)(B)



through 9(a)(10)(D) of this chapter;
 who is aggrieved by the decision may file a complaint for
 appropriate relief in the circuit or superior court of a county
 having jurisdiction.

SECTION 7. IC 36-7-5.4 IS ADDED TO THE INDIANA CODE
 AS A NEW CHAPTER TO READ AS FOLLOWS [EFFECTIVE
 JULY 1, 2021]:

**Chapter 5.4. Siting of Commercial Solar Energy Systems in a
 Unit**

**Sec. 1. (a) Except as provided in subsections (c) and (d), this
 chapter applies to the following:**

**(1) The exercising by any unit of zoning, land use, planning, or
 permitting authority as authorized by this article, or by any
 other law, with respect to the construction, installation, siting,
 modification, operation, or decommissioning of one (1) or
 more CSE systems within the unit after June 30, 2021.**

**(2) The consideration by any unit, whether under a regulation
 of the unit or otherwise, of a proposal for the construction,
 installation, siting, modification, operation, or
 decommissioning of one (1) or more CSE systems in the unit
 after June 30, 2021.**

**(b) This chapter applies to a situation described in subsection (a)
 in a unit that does not have a commercial solar regulation in effect
 in the unit after June 30, 2021.**

**(c) Subject to a unit's planning and zoning powers under this
 article, this chapter does not apply to a property owner that seeks
 to install a solar energy device (as defined in IC 32-23-4-3) on the
 property owner's premises for the purpose of generating electricity
 to meet or offset all or part of the need for electricity on the
 premises, whether through distributed generation, participation in
 a net metering or feed-in tariff program offered by an electricity
 supplier (as defined in IC 8-1-40-4), or otherwise.**

(d) This chapter does not:

(1) apply to any proposal, request, or application that:

**(A) concerns the construction, installation, siting,
 modification, operation, or decommissioning of one (1) or
 more CSE systems in a unit;**

**(B) is submitted by a project owner to a unit before July 1,
 2021; and**

(C) is pending as of July 1, 2021;

as set forth in IC 36-7-4-1109;

(2) affect the:



- (A) construction;
- (B) installation;
- (C) siting;
- (D) modification;
- (E) operation; or
- (F) decommissioning;

of one (1) or more CSE systems in a unit that before July 1, 2021, has approved such construction, installation, siting, modification, operation, or decommissioning; or

(3) affect any:

- (A) economic development agreement; or
- (B) other agreement;

entered before July 1, 2021, with respect to the construction, installation, siting, modification, operation, or decommissioning of one (1) or more CSE systems in one (1) or more units.

Sec. 2. (a) As used in this chapter, "commercial solar energy system", or "CSE system", means a system that:

- (1) has a nameplate capacity of at least ten (10) megawatts; and
- (2) captures and converts solar energy into electricity:
 - (A) for the purpose of selling the electricity at wholesale; and
 - (B) for use in locations other than where it is generated.

(b) The term includes collection and feeder lines, generation tie lines, substations, ancillary buildings, solar monitoring stations, and accessory equipment or structures.

Sec. 3. As used in this chapter, "commercial solar regulation" refers to any ordinance or regulation, including any:

- (1) zoning or land use ordinance or regulation; or
- (2) general or specific planning ordinance or regulation;

that is adopted by a unit and that concerns the construction, installation, siting, modification, operation, or decommissioning of CSE systems in the unit.

Sec. 4. (a) As used in this chapter, "permit authority" means:

- (1) a unit; or
- (2) a board, a commission, or any other governing body of a unit;

that makes legislative or administrative decisions concerning the construction, installation, siting, modification, operation, or decommissioning of CSE systems in the unit.

(b) The term does not include:



- (1) the state or any of its agencies, departments, boards, commissions, authorities, or instrumentalities; or
- (2) a court or other judicial body that reviews decisions or rulings made by a permit authority.

Sec. 5. (a) As used in this chapter, "project owner" means a person that:

- (1) will own one (1) or more CSE systems proposed to be located in a unit; or
- (2) owns one (1) or more CSE systems located in a unit.

(b) The term includes an agent or a representative of a person described in subsection (a).

Sec. 6. As used in this chapter, "renewable energy district", or "RED", has the meaning set forth in IC 8-1-42-10.

Sec. 7. (a) As used in this chapter, "unit" refers to:

- (1) a county, if a project owner, as part of a single CSE system project or development, seeks to locate one (1) or more CSE systems:

- (A) entirely within unincorporated areas of the county;
- (B) within both unincorporated areas of the county and one (1) or more municipalities within the county; or
- (C) entirely within two (2) or more municipalities within the county; or

- (2) a municipality, if:

- (A) a project owner, as part of a single CSE system project or development, seeks to locate one (1) or more CSE systems entirely within the boundaries of the municipality; and
- (B) subdivision (1)(B) or (1)(C) does not apply.

(b) The term refers to:

- (1) each county described in subsection (a)(1) in which a project owner seeks to locate one (1) or more CSE systems, if the project owner seeks to locate CSE systems in more than one (1) county as part of a single CSE system project or development; and
- (2) each municipality described in subsection (a)(2) in which a project owner seeks to locate one (1) or more CSE systems, if the project owner seeks to locate CSE systems in two (2) more municipalities, each of which is located in a different county.

Sec. 8. (a) A CSE system may not be installed or located in a unit without the approval of the permit authority for the unit.

(b) Except as provided in section 1(c) and 1(d) of this chapter,



the procedures set forth in this chapter apply with respect to any proposal by a project owner to install or locate one (1) or more CSE systems in a unit described in section 1(b) of this chapter after June 30, 2021, as provided in IC 36-1-3-8.8(i).

(c) Except as provided in:

- (1) subsection (b);
- (2) IC 36-1-3-8.8; and
- (3) IC 8-1-42;

this chapter does not otherwise affect a unit's planning and zoning powers under this article with respect to the installation or siting of one (1) or more wind power devices in the unit.

(d) A permit authority for a unit described in section 1(b) of this chapter is responsible for enforcing compliance with:

- (1) this chapter; and
- (2) the default standards set forth in IC 8-1-42.

Sec. 9. (a) A project owner that seeks to install or locate one (1) or more CSE systems in a unit after June 30, 2021, shall file with the permit authority for the unit an application in the form and manner prescribed by the permit authority. An application filed under this section must include the following, provided with as much detail or specificity as the permit authority may reasonably require, and so far as ascertainable at the time of the application:

- (1) A physical and technical description of all CSE systems proposed to be installed or located in the unit.
- (2) A physical and technical description of all sites in the unit on which one (1) or more CSE systems are sought to be installed or located, including maps showing:
 - (A) the location of the sites; and
 - (B) the boundaries of the renewable energy district to be established in connection with the project.

In addition to showing the boundaries of the RED, the project owner must provide evidence that the project owner has a documented right of site control (as defined in IC 8-1-42-4) with respect to the RED, to the extent required to enable the project to enter the interconnection queue of the Midcontinent Independent System Operator (MISO), regardless of whether the project will actually enter the interconnection queue of MISO or any other appropriate regional transmission organization.

- (3) The project owner's anticipated timeline and process for constructing and installing all CSE systems proposed in the application.



(4) Information regarding the sound:

(A) expressed as an hourly average sound level or by any other measure reasonably required by the permit authority; and

(B) as modeled at the outer wall of a dwelling located on an adjacent nonparticipating property (as defined in IC 8-1-42-5);

anticipated to be attributable to the operation of each CSE system included in the application.

(5) To the extent applicable, information regarding the planned use and modification of any highways, streets, and roads in the unit during the construction and installation of all CSE systems included in the application, including a process for:

(A) assessing road damage caused by activities involved in such construction and installation; and

(B) conducting road repairs at the project owner's expense.

(6) A copy of all emergency response plans applicable to the construction, installation, siting, modification, operation, and decommissioning of all CSE systems included in the application, including a process for sharing the plans with, and providing safety training to, all potential first responders.

(7) A decommissioning and site restoration plan for each CSE system included in the application, including both a timeline for decommissioning and a timeline for posting any required:

(A) surety bond;

(B) parent company guarantee;

(C) irrevocable letter of credit; or

(D) other equivalent means of security or financial assurance acceptable to the permit authority;

in an amount reflecting the estimated cost of decommissioning the CSE system.

(8) A copy of all representative notices to:

(A) the permit authority;

(B) residents of the unit;

(C) political subdivisions in which, or adjacent to where, the project will be located; and

(D) owners of property on which, or adjacent to where, the project will be located;

to be issued by the project owner with respect to the construction, installation, siting, modification, operation, and decommissioning of all CSE systems included in the



application, including any preconstruction and postconstruction activities.

(9) A copy of any vegetation plan required by the permit authority or the unit under IC 8-1-42-11.

(10) Any other information reasonably necessary to understand the construction, installation, siting, modification, operation, and decommissioning of all CSE systems included in the application.

(11) A statement, signed by an officer or another person authorized to bind the project owner, that affirms the accuracy of the information provided in the application.

(b) A project owner that submits an application under this section shall notify the permit authority in writing when all required documents and information described in subsection (a) have been submitted. An application under this section is considered filed as of the date of the project owner's notice under this subsection.

(c) Not later than thirty (30) days after the date of a project owner's notice under subsection (b), the permit authority shall determine whether the project owner's application is complete and shall notify the project owner in writing of the determination. Subject to subsection (f), if the permit authority determines that the application is complete, the permit authority shall proceed to make a determination as to whether to grant or deny the application under section 10 of this chapter. Subject to subsections (d) and (e), if the permit authority determines that the application is incomplete, the permit authority shall state the reasons for the determination in the permit authority's notice to the project owner under this subsection. A permit authority shall not make a determination of incompleteness based on grounds that are arbitrary, capricious, an abuse of discretion, or not in accordance with law. If the permit authority does not make a determination as to the completeness of the application within the time prescribed by this subsection, the application is considered complete.

(d) A project owner may file supplemental information to an application that a permit authority has determined to be incomplete under subsection (c). A project owner that intends to file supplemental information under this subsection shall notify the permit authority of the project owner's intention not later than fourteen (14) days after the date of the permit authority's notice of incompleteness under subsection (c). The project owner's notice of intention to file supplemental information under this subsection



stays the start of the period set forth in section 10 of this chapter in which the permit authority must approve or deny the application until such time as the application is finally determined to be or is considered complete under this section. The project owner shall provide any reasonably requested additional information identified in the permit authority's notice under subsection (c), to the extent ascertainable. A permit authority may not impose a limit on the number of times a project owner may supplement an application under this subsection.

(e) A project owner that submits a supplemented application under subsection (d) shall notify the permit authority in writing when all information and documents provided in connection with the supplemented application have been submitted. A thirty (30) day period for a completeness determination by the permit authority with respect to the supplemented application begins as of the date of the project owner's notice under this subsection, in accordance with the procedures set forth in subsection (c) for an initial application. If the permit authority does not make a determination as to the completeness of the supplemented application within the time prescribed by this subsection, the supplemented application is considered complete.

(f) After:

- (1) an initial application is determined to be or is considered complete under subsection (c); or
- (2) a supplemented application is determined to be or is considered complete under subsection (e);

a permit authority may nevertheless request additional information reasonably necessary to understand the construction, installation, siting, modification, operation, and decommissioning of any of the CSE systems included in a project owner's initial or supplemented application. A project owner shall provide additional information in response to all reasonable inquiries made by the permit authority, and shall respond in a timely, complete, and accurate manner.

Sec. 10. (a) Subject to subsection (b), a permit authority shall issue a written decision to grant or deny an application or a supplemented application under this chapter not later than ninety (90) days after the application or supplemented application is finally determined to be or is considered complete. The permit authority's written decision must include all findings of fact upon which the decision is based. The permit authority shall provide a copy of the permit authority's decision to the project owner.



- (b) A permit authority may not:**
- (1) unreasonably deny an application or a supplemented application under this chapter;**
 - (2) condition approval of an application or a supplemented application upon a project owner's agreement to fulfill unreasonable requirements, including:**
 - (A) property value guarantees;**
 - (B) onerous road upgrades; or**
 - (C) other requirements that are intended to prevent or impede (or would have the effect of preventing or impeding) the construction, installation, siting, modification, operation, or decommissioning of CSE systems in the unit; or**
 - (3) after approving an application or a supplemented application, impose unreasonable requirements upon a project owner, including any of the requirements set forth in subdivision (2), at any point during the project owner's construction, installation, siting, modification, operation, or decommissioning of CSE systems in the unit.**

Sec. 11. (a) At any time after a permit authority issues a decision under section 10 of this chapter with respect to the construction, installation, siting, modification, operation, or decommissioning of one (1) or more CSE systems in the unit:

- (1) a project owner; or**
- (2) an interested party described in section 9(a)(8)(B) through 9(a)(8)(D) of this chapter;**

who is aggrieved by the decision may file a complaint for appropriate relief in the circuit or superior court of a county having jurisdiction."

Delete pages 23 through 48.

Page 49, delete lines 1 through 5.

Renumber all SECTIONS consecutively.

and when so amended that said bill do pass and be reassigned to the Senate Committee on Tax and Fiscal Policy.

(Reference is to HB 1381 as reprinted February 17, 2021.)

KOCH, Chairperson

Committee Vote: Yeas 9, Nays 2.

EH 1381—LS 7405/DI 101

