

**As Introduced**

**133rd General Assembly  
Regular Session  
2019-2020**

**H. B. No. 20**

**Representative Blessing**

**Cosponsors: Representatives Lanese, Weinstein, Sheehy, Miranda, Boyd, Seitz,  
Green, Hood, Dean**

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**A BILL**

To enact sections 5301.073 and 5311.192 of the 1  
Revised Code to prohibit condominium, 2  
homeowners, and neighborhood associations from 3  
imposing unreasonable limitations on the 4  
installation of solar collector systems on the 5  
roof or exterior walls of improvements. 6

**BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF OHIO:**

**Section 1.** That sections 5301.073 and 5311.192 of the 7  
Revised Code be enacted to read as follows: 8

**Sec. 5301.073.** (A) As used in this section, "solar 9  
collector system" means a solar collector or other solar energy 10  
device, the primary purpose of which is to provide for the 11  
collection, storage, and distribution of solar energy for 12  
electricity generation, space heating, space cooling, or water 13  
heating. 14

(B) No covenant, condition, or restriction set forth in a 15  
deed, and no rule, regulation, bylaw, or other governing 16  
document or agreement of a homeowners, neighborhood, civic, or 17

other association, shall impose or be construed to impose any 18  
unreasonable limitation on the installation of a solar collector 19  
system on the roof or exterior walls of improvements, provided 20  
the property owner owns or has the right to exclusive use of the 21  
roof or exterior walls. For purposes of this division, 22  
"unreasonable limitation" includes a limitation that 23  
significantly increases the cost, or significantly decreases the 24  
efficiency, of the solar collector system. 25

(C) If a property owner installs or intends to install a 26  
solar collector system, the property owner may negotiate to 27  
obtain a solar access easement described in section 5301.63 of 28  
the Revised Code. 29

**Sec. 5311.192.** (A) As used in this section, "solar 30  
collector system" means a solar collector or other solar energy 31  
device, the primary purpose of which is to provide for the 32  
collection, storage, and distribution of solar energy for 33  
electricity generation, space heating, space cooling, or water 34  
heating. 35

(B) No declaration, bylaw, rule, regulation, or agreement 36  
of a condominium property, or construction of any of these items 37  
by the board of managers of its unit owners association, shall 38  
impose or be construed to impose any unreasonable limitation on 39  
the installation of a solar collector system on the roof or 40  
exterior walls of improvements, provided there is no competing 41  
use of the roof or exterior walls. For purposes of this 42  
division, "unreasonable limitation" includes a limitation that 43  
significantly increases the cost, or significantly decreases the 44  
efficiency, of the solar collector system. 45

(C) If a unit owner installs or intends to install a solar 46  
collector system, the unit owner may negotiate to obtain a solar 47

access easement described in section 5301.63 of the Revised  
Code.

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