

GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2007

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SENATE BILL 670

Short Title: Energy Devices That Use Renewable Resources. (Public)

Sponsors: Senator Cowell.

Referred to: Commerce, Small Business and Entrepreneurship.

March 13, 2007

1 A BILL TO BE ENTITLED  
2 AN ACT TO PROVIDE THAT CITY ORDINANCES, COUNTY ORDINANCES,  
3 AND DEED RESTRICTIONS, COVENANTS, AND OTHER SIMILAR  
4 AGREEMENTS CANNOT PROHIBIT OR HAVE THE EFFECT OF  
5 PROHIBITING THE INSTALLATION OF ENERGY DEVICES THAT ARE  
6 BASED ON THE USE OF RENEWABLE RESOURCES.

7 The General Assembly of North Carolina enacts:

8 **SECTION 1.** Article 8 of Chapter 160A of the General Statutes is amended  
9 by adding a new section to read:

10 "**§ 160A-201. Limitations on regulating energy devices based on the use of**  
11 **renewable resources.**

12 (a) No city shall by ordinance prohibit, or have the effect of prohibiting, the  
13 installation of a solar collector, clothesline, or any other energy device based on the use  
14 of renewable resources. No person shall be denied permission by a city to install any  
15 energy device based on the use of renewable resources.

16 (b) In any civil action arising under this section, the court may award costs and  
17 reasonable attorneys' fees to the prevailing party.

18 (c) This section does not apply to an ordinance regarding patio railings in a  
19 condominium, cooperative, or apartment."

20 **SECTION 2.** Article 6 of Chapter 153A of the General Statutes is amended  
21 by adding a new section to read:

22 "**§ 153A-144. Limitations on regulating energy devices based on the use of**  
23 **renewable resources.**

24 (a) No county shall by ordinance prohibit, or have the effect of prohibiting, the  
25 installation of a solar collector, clothesline, or any other energy device based on the use  
26 of renewable resources. No person shall be denied permission by a county to install any  
27 energy device based on the use of renewable resources.

28 (b) In any civil action arising under this section, the court may award costs and  
29 reasonable attorneys' fees to the prevailing party.

1       (c)    This section does not apply to an ordinance regarding patio railings in a  
2 condominium, cooperative, or apartment."

3           **SECTION 3.** Chapter 22B of the General Statutes is amended by adding a  
4 new Article to read:

5   "Article 3.

6       "Deed Restrictions, Covenants, and Other Agreements Prohibiting Renewable Energy  
7 Devices.

8       **"§ 22B-20. Deed restrictions and other agreements prohibiting energy devices that**  
9 **are based on the use of renewable resources.**

10       (a)   The intent of the General Assembly is to protect the public health, safety, and  
11 welfare by encouraging the development and use of renewable resources and by  
12 prohibiting deed restrictions, covenants, and other similar agreements that could have  
13 the ultimate effect of driving the costs of owning and maintaining commercial and  
14 residential property beyond the financial means of most individual private owners.

15       (b)   Any deed restriction, covenant, or similar binding agreement that runs with  
16 the land that would prohibit, or have the effect of prohibiting, the installation of a solar  
17 collector, clothesline, or any other energy device based on the use of renewable  
18 resources on the land subject to the deed restriction, covenant, or agreement is void and  
19 unenforceable. With respect to any residential dwelling not exceeding three stories in  
20 height, a property owner shall not be denied permission by any entity granted the power  
21 or right in any deed restriction, covenant, or similar binding agreement to approve,  
22 forbid, control, or direct alteration of property to install any energy device based on the  
23 use of renewable resources; however, such entity may determine the specific location  
24 where a solar collector may be installed on the roof within an orientation to the south or  
25 within 45 degrees east or west of due south provided that such determination does not  
26 impair the effective operation of the solar collector.

27       (c)   In any civil action arising under this section, the court may award costs and  
28 reasonable attorneys' fees to the prevailing party.

29       (d)   This section does not apply to a deed restriction, covenant, or similar  
30 agreement that runs with the land regarding patio railings in a condominium,  
31 cooperative, or apartment."

32           **SECTION 4.** This act is effective when it becomes law.