



Property law solar-powered communication cabinet wind power

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How do zoning laws affect wind and solar energy?

State and local zoning laws and ordinances influence how and where wind and solar energy projects can be sited and deployed--which can have a measurable impact on U.S. renewable energy resource potential.

What is the difference between a solar project and a wind project?

As mentioned above, unlike wind development projects in which the landowner retains the right to use the property not occupied by wind facilities for farming or other noninterfering uses, solar projects often entirely preclude any coexisting agricultural or other active use of the developed project area by the landowner.

Are tenant trade fixtures part of a solar project?

In addition to the general rule regarding tenant trade fixtures, most solar project site-control agreements specifically provide that the project facilities will at all times be and remain the sole separate property of the tenant and not part of the real property.

What happens if a landowner leased to a solar developer?

The landowner is likely to lose all productive use of lands leased to a solar developer. Thus the payment for the use of the project site will not be ameliorated by any offsetting additional income or benefit the landowner might otherwise obtain from joint use of the site.

Which one is best for your client depends on several factors, including the quality of the wind resource, the projected demand for electric power, and the developer's ability to sell the power ...

In this paper I provide an overview of conflicts over wind wakes and flag recent developments in case law that address this issue. Specifically, I analyze a 2021 Appellate Court of ...

This chapter of The Law of Solar Guide offers essential insights for developing and operating low-maintenance, high-return solar projects while navigating complex real property matters.

Explore the critical interplay of renewable energy and property rights, examining legal frameworks, compensation for landowners, and the impact on property values.

NREL released two new databases of state and local wind and solar energy zoning laws and ordinances in the United States. The data sets are machine-readable so geospatial analysts and ...



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Wind energy development is governed by a multi-layered set of legal principles across federal, state, and local jurisdictions, alongside private contract law. This regulatory framework combines public ...

Oftentimes, when a landowner decides they would like to host a wind or solar farm on their property, they face a complex and contentious process to get there. There are federal, state, and ...

Montana's solar and wind easement laws allow property owners to create solar and wind easements to protect and maintain proper access to sunlight and wind. Such easements must also contain certain ...

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