

## AMENDMENTS TO HOUSE BILL NO. 1795

Sponsor: SENATOR MUTH

Printer's No. 3513

1 Amend Bill, page 1, line 4, by inserting after "for"  
2 powers of unit owners' association, for

3 Amend Bill, page 2, by inserting between lines 1 and 2

4 \* \* \*

5 "Detached roof." A roof of a unit that is solely owned by an  
6 individual and is not designated as part of the common elements  
7 in the governing documents of the association.

8 Amend Bill, page 2, by inserting between lines 21 and 22

9 "Solar energy system." Any of the following that have the  
10 primary purpose of providing for the collection, storage and  
11 distribution of solar or radiant energy received from the sun to  
12 generate electricity:

13 (1) A solar collection panel, film, shingle or other  
14 solar energy device.

15 (2) A solar structural component fixed in an operating  
16 position.

17 \* \* \*

18 "Townhouse unit." A unit designed for a single family:

19 (1) that is constructed with attached walls to another  
20 unit on at least one side that extends from the foundation to  
21 the roof;

22 (2) that has at least two sides unattached to another  
23 building; and

24 (3) for which the repair of the roof of the unit is  
25 designated as the responsibility of the owner of the unit and  
26 not the responsibility of the association.

27 \* \* \*

28 Amend Bill, page 2, by inserting between lines 25 and 26

29 Section 2. Section 3302 of Title 68 is amended by adding a  
30 subsection to read:

31 § 3302. Powers of unit owners' association.

32 \* \* \*

33 (c) Solar energy systems.--Notwithstanding subsection (a),  
34 the association may not prohibit or restrict the installation or  
35 use of a solar energy system on a detached roof or townhouse

1 unit.

2 Amend Bill, page 2, line 26, by striking out "2" and  
3 inserting

4 3

5 Amend Bill, page 5, line 28, by striking out "3" where it  
6 occurs the first time and inserting

7 4

8 Amend Bill, page 8, line 29, by striking out "4" and  
9 inserting

10 5

11 Amend Bill, page 10, line 8, by striking out "5" and  
12 inserting

13 6

14 Amend Bill, page 11, line 12, by striking out "6" and  
15 inserting

16 7

17 Amend Bill, page 12, line 18, by striking out "7" and  
18 inserting

19 8

20 Amend Bill, page 16, line 2, by striking out "8" and  
21 inserting

22 9

23 Amend Bill, page 17, line 11, by striking out "9" and  
24 inserting

25 10

26 Amend Bill, page 18, line 14, by striking out "10" and  
27 inserting

28 11

29 Amend Bill, page 19, line 20, by striking out "11" and  
30 inserting

31 12

1 Amend Bill, page 22, line 22, by striking out "12" and  
2 inserting  
3 13  
4 Amend Bill, page 24, line 1, by striking out "13" and  
5 inserting  
6 14  
7 Amend Bill, page 24, line 1, by striking out "in ~~60~~ 180  
8 days." and inserting  
9 as follows:  
10 (1) This section shall take effect immediately.  
11 (2) The following shall take effect in 60 days:  
12 (i) The addition of the definitions of "detached  
13 roof," "solar energy system" and "townhouse unit" in 68  
14 Pa.C.S. § 3103.  
15 (ii) The addition of 68 Pa.C.S. § 3302(c).  
16 (3) The remainder of this act shall take effect in 180  
17 days.