

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 123

Session of
1979

INTRODUCED BY J. L. WRIGHT, JR., SWEET AND BURNS,
FEBRUARY 6, 1979

REFERRED TO COMMITTEE ON JUDICIARY, FEBRUARY 7, 1979

AN ACT

1 Providing for solar easements.

2 The General Assembly of the Commonwealth of Pennsylvania
3 hereby enacts as follows:

4 Section 1. Solar easement; creation.

5 Any easement obtained for the purpose of exposure of a solar
6 energy device shall be created in writing and shall be subject
7 to the same conveyancing and instrument recording requirements
8 as other easements.

9 Section 2. Instrument contents.

10 Any instrument creating a solar easement shall include, but
11 the contents shall not be limited to:

12 (a) The vertical and horizontal angles, expressed in
13 degrees, at which the solar easement extends over the real
14 property subject to the solar easement.

15 (b) Any terms or conditions or both under which the solar
16 easement is granted or will be terminated.

17 (c) Any provisions for compensation of the owner of the

1 property benefiting from the solar easement in the event of
2 interference with the enjoyment of the solar easement or
3 compensation of the owner of the property subject to the solar
4 easement for maintaining the solar easement.

5 Section 3. Effective date.

6 This act shall take effect immediately.