



# Can solar power generation be considered real estate

Is solar a good investment for real estate?

The real estate market is embracing solar, making it vital that real estate agents, appraisers, and homeowners increase their solar knowledge and leverage the premium-boosting power of a solar system to sell or refinance their homes.

Are solar panels personal property?

The ownership and debt financing structures commonly found with solar panels are key to determining whether the panels are third-party owned, personal property of the homeowner, or a fixture to the real estate. Common ownership or financing structures include: power purchase agreements.

Should residential solar energy projects be financed?

Residential solar energy projects can be financed to help cover the upfront cost of a solar system, enabling greater deployment of solar power. About 85% of residential solar photovoltaic (PV) systems in the U.S. are financed.

Should you buy or sell a solar home?

With nearly one million solar energy systems installed on residential rooftops across the country, buying or selling a solar home is getting more and more common. Just like a renovated kitchen or a finished basement increases a home's value, solar has been shown to boost home valuation and shorten a home's time on the market.

Should a property's Solar System be appraised?

As illustrated by Fannie Mae in their "Appraising properties with solar panels" letter dated August 5th, 2020, the ownership of a property's solar system, or its debt financing structures if not owned outright, will play a pivotal role in determining whether or not the system's contributory value should be analyzed.

Should solar panels be included in the value of a property?

Then the appraiser... May include the solar panel value based on standard appraisal requirements. May consider the solar panels in the value of the property (based on standard appraisal requirements), provided that the panels may not be repossessed for default on the financing terms.

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