
Solar Panels

Ownership Issues

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Solar Panels – Ownership Issues

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In this section of the website we will go through the basic conveyancing issues with solar panels (photo-voltaic P.V.)

The Ownership

Most solar panels are owned with the property however; sometimes they are Let out (leased) to an organisation under the arrangement that the property owner will have the benefit of some free electricity.

The organisation to whom the panels are Let will receive the Fees in Tariffs (FIT). These are payments made for electricity supplied to the grid.

Panels may be let to the following:

- A private company
- A Local Authority or Housing Association

There must be a lease document. This is a commercial lease (Letting) with the home owner being the Landlord and the organisation being the Tenant.

There will be the following main terms:

- The length (typically around 20 years)
- There must be an arrangement that the lease finished at the end of the term and the panels can be removed.
- There must be acceptable to a lender.
- They will be, if there is a clause that the parties can be removed if the property is repossessed.
- The documents must be correctly drawn up, this can be an issues with private suppliers.

The advantage of panels that are Let:

- Free electricity is obtained

Disadvantages:

- The house will be required to have the panels for a considerable number of years.
- They may become very out of date as solar panel technology may evolve and owners with these solar panels may not be able to take advantage of the new technologies.

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