

Active Solar Equipment New Construction Exclusion

November 8, 2018



ITEM K3.1
11/08/18

Active Solar Energy Systems

- ▶ Construction of certain active solar energy systems excluded from property tax assessment
- ▶ First buyer exclusion subject to four conditions
 - Owner-builder does not intend to occupy or use building
 - Owner-builder did not receive the exclusion
 - First buyer purchases the building prior to the property being subject to reassessment to owner-builder
 - First buyer files appropriate claim form

Active Solar Energy Systems

What is an Active Solar Energy System?

- ▶ Provides for collection, storage, distribution of solar energy
- ▶ Includes storage devices, power conditioning equipment, transfer equipment, and other parts
- ▶ Does not include auxiliary equipment
- ▶ Typically considered a fixture

Property Tax Incentive

- ▶ Incentive in the form of a new construction exclusion
- ▶ Exclusion remains in effect until a change in ownership occurs

Guidelines

Guidelines for Active Solar Energy Systems New Construction Exclusion

- ▶ Interested parties process used to draft guidelines
- ▶ Guidelines approved by the Board on November 15, 2012

Active Solar Energy System Exclusion Website



Active Solar Energy System Exclusion

Description

Guidelines

Resources

Forms

FAQs

Current BOE Project in Process

- ▶ September 2018: BOE staff initiated a project to address issues that have emerged since the release of the *Guidelines*.
- ▶ Project includes addressing the following:
 - Reporting Requirements
 - Assessment Issues
 - Change in Ownership
 - New Construction Exclusion