



May 13, 2025

SB 440 R1

Submitted by Edith Duarte on behalf of the Nevada Solar Association

EXPLANATION: Matters in (1) **blue bold italics** is new language in the original bill; (2) variations of **green bold italics** is language proposed to be added in this amendment; (3) ~~[red strikethrough]~~ is deleted language in the original bill; (4) ~~[purple bold italics strikethrough]~~ is language proposed to be deleted in this amendment; and (5) **orange bold italics** is deleted language in the original bill proposed to be retained in this amendment.

Sec. 13.3 Amend as follows:

4. An association that has not adopted rules and regulations governing the installation of a distributed generation system pursuant to section 13.7 of this act that receives a request submitted pursuant to subsection 1 shall approve the request within 15 days after the receipt of the request. The association shall not deny the request or impose any conditions upon the installation of the distributed generation system. [If the association fails to approve the request within 15 days after the receipt of the request, the request shall be deemed to be approved.]

Sec. 13.7

1. Amend paragraph 4, subparagraph (b) as follows:

(b) Except as otherwise provided in this paragraph, require the installation of a particular type of physical barrier described in paragraph (a). The association may require such a physical barrier to be painted a particular color if the paint of that color is commercially available as a stock item, rather than an item requiring specialization or customization. If the paint color is not so available, the association may require the physical barrier to be painted black or a color complementary to the solar panels or racking system of the distributed generation system.

2. Add the following clarification for paragraph 2, subparagraph (e):

Costs of complying can be demonstrated by delivering to the association one written estimate that:

1. Is prepared by the same solar installation company that prepared the initial cost estimate of installing the distributed generation system;
2. Is dated no more than 60 days before delivery;
3. Itemizes all costs of complying, including labor, materials, professional and permit fees, inspection fees, financing charges and change-order costs; and
4. Such costs exceed three percent (3 %) of the contract price for installation of the distributed-generation system.

Sec. 18. Delete paragraph 12(d).

Sec. 20. Delete paragraph 20(d).

Sec. 21. Amend Section 21, Paragraph 4 as follows:

4. A solar installation company shall maintain the recording required pursuant to this section for not less than 4 years after the date of the final inspection of the distributed generation system within the jurisdiction in which the distributed generation system is located. *If, at any time during that period, a purchaser, distributed generation financier, lessor of a distributed generation system, lessee or host customer [for any governmental entity], the Attorney General, Financial Institutions Division, Nevada State Contractor's Board, Manufactured Housing Division, or law enforcement agency requests in an electronic format or in writing pursuant to the terms of the agreement, as applicable, that a copy of the recording be provided to the person or entity, the solar installation company shall provide the copy within [5] 10 business days after receipt of the request. If a solar installation fails to provide the copy within that time, the purchase or lease agreement or power purchase agreement is voidable by the purchaser, lessee or host customer, as applicable.*

5. The Attorney General, Financial Institutions Division, Nevada State Contractor's Board, Manufactured Housing Division, or law enforcement agency may request the copy of the recording as described in subsection 4 in any manner.