



General Assembly

January Session, 2025

Raised Bill No. 6959

LCO No. 4454



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

***AN ACT CONCERNING THE APPROVAL OF SOLAR ENERGY
SYSTEMS IN HISTORIC DISTRICTS.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 7-147f of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2025*):

3 (a) (1) If the commission determines that the proposed erection,
4 alteration or parking will be appropriate, it shall issue a certificate of
5 appropriateness. In [passing on] determining appropriateness as to
6 exterior architectural features, buildings or structures, the commission
7 shall consider, in addition to other pertinent factors, the type and style
8 of exterior windows, doors, light fixtures, signs, above-ground utility
9 structures [,] and mechanical appurtenances and the type and texture of
10 building materials. In [passing upon] determining appropriateness as to
11 exterior architectural features, the commission shall [also] consider, in
12 addition to any other pertinent factors, the historical and architectural
13 value and significance, architectural style, scale, general design,
14 arrangement, texture and material of the architectural features involved
15 and the relationship thereof to the exterior architectural style and

16 pertinent features of other buildings and structures in the immediate
17 neighborhood.

18 (2) No application for a certificate of appropriateness for an exterior
19 architectural feature [, such as a solar energy system,] designed for the
20 utilization of renewable resources, such as a solar energy system, shall
21 be denied unless the commission finds that the feature cannot be
22 installed without substantially impairing the historic character and
23 appearance of the district. The commission shall not find that a solar
24 energy system will substantially impair the historic character and
25 appearance of the district if such system (A) will be installed on the roof
26 of a structure, and (B) the roof surface upon which such system will be
27 installed faces the rear of the lot upon which such structure is located.
28 A certificate of appropriateness for [such] a feature may include
29 stipulations requiring design modifications and limitations on the
30 location of the feature [which] that do not significantly impair [its] the
31 feature's effectiveness.

32 (3) In [passing upon] determining appropriateness as to parking, the
33 commission shall take into consideration the size of such parking area,
34 the visibility of cars parked therein, the closeness of such area to
35 adjacent buildings and other similar factors.

36 (b) In its deliberations, the historic district commission shall act only
37 for the purpose of controlling the erection or alteration of buildings,
38 structures or parking [which] that are incongruous with the historic or
39 architectural aspects of the district. The commission shall not consider
40 interior arrangement or use. However, the commission may recommend
41 adaptive reuse of any buildings or structures within the district
42 compatible with the historic architectural aspects of the district.

This act shall take effect as follows and shall amend the following sections:

Section 1	October 1, 2025	7-147f
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Statement of Purpose:

To prohibit a historic district commission from declining to issue a certificate of appropriateness based on the proposed installation of a solar energy system if such system will be installed on a roof surface that faces the rear of the lot upon which such structure is located.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]