

How are Solar Panels handled in a real estate transaction?



Solar Panels can be leased, financed or owned outright.

Leased Panels: If the panels are leased, the Addendum Regarding Fixture Leases (TXR 1954, TREC 52-0) must be used. This form allows the buyers and sellers to negotiate whether the lease will be assumed and whether the panels will remain on the property.

Financed Panels: If the panels were financed, the solar panel company has likely placed a lien on the property. Paragraph 9B(4) of the TREC contracts make it clear that all existing liens must be satisfied by the seller at closing.

Panels are OWNED by the Seller: If the solar panels are fully paid off, they are treated the same as any other fixture in Paragraph 2 of the TREC contracts.