

HOMEOWNERS' ENERGY POLICY ACT (EXCERPT)
Act 68 of 2024

559.303 Definitions.

Sec. 3.

As used in this act:

(a) "Common area" means a portion of a building, land, or amenities owned or managed by the homeowners' association that is generally accessible to all members of the association. Common area includes, but is not limited to, a hallway, a stairway, an elevator, a lobby, a laundry and recreational room, a playground, a community center, a garage, a public green space, a park, or a fitness room.

(b) "Electric vehicle supply equipment" means a machine or other device located within this state that is supplied with electricity and designed or used for placing or delivering electricity into the battery storage system of a motor vehicle.

(c) "Energy-saving improvement or modification" includes, but is not limited to, all of the following:

(i) A clothesline.

(ii) Air source heat pumps.

(iii) Ground source heat pumps.

(iv) Insulation.

(v) Rain barrels.

(vi) Reflective roofing.

(vii) Energy efficient appliances.

(viii) Solar water heaters.

(ix) Electric vehicle supply equipment.

(x) Energy-efficient windows.

(xi) Energy-efficient insulation materials.

(d) "Local unit of government" means a county, township, city, or village.

(e) "Member" means an owner of a home or unit that is within the jurisdiction of the homeowners' association.

(f) "Policy" means the written solar energy policy statement described under section 9(1).

(g) "Shared roof" means a roof that serves more than 1 home or unit, including, but not limited to, a contiguous roof that serves adjacent homes or units.

(h) "Solar collector" means any of the following:

(i) An assembly, a structure, or a design, including passive elements, used for gathering, concentrating, or absorbing direct and indirect solar energy, or specially designed for holding a substantial amount of useful thermal energy, that transfers that energy to gas, solid, or liquid or uses that energy directly.

(ii) A mechanism that absorbs solar energy and converts it into electricity.

(iii) A mechanism or process used for gathering solar energy through wind or thermal gradients.

(iv) A component used to transfer thermal energy to a gas, solid, or liquid or convert thermal energy into electricity.

(i) "Solar energy" means radiant energy received from the sun at a wavelength that is suitable for heat transfer, photosynthetic use, or photovoltaic use.

(j) "Solar energy system" means a complete assembly, structure, or design of a solar collector, or a solar storage mechanism that uses solar energy for generating electricity or heating or cooling gases, solids, liquids, or other materials. Solar energy system includes the design, materials, or elements of a solar energy system and its maintenance, operation, labor components, and the necessary components, if any, of supplemental conventional energy systems designed or constructed to interface with a solar energy system.

(k) "Solar storage mechanism" means equipment or elements including, but not limited to, piping and transfer mechanisms, containers, heat exchangers, batteries, or gases, solids, or liquids, or a combination of gases, solids, and liquids, that are used for storing solar energy gathered by a solar collector for subsequent use.

History: 2024, Act 68, Eff. Apr. 2, 2025