

Representing a Buyer of a home with a Solar Power System

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When showing a listing that has a solar power system, real estate brokers and agents need to be aware of potential concerns in order to help protect their buyers.

Ownership of Equipment

The solar power system equipment may be owned by the seller, leased, or owned by a solar power company

Warranty

Depending on who owns the equipment, there may or may not be any warranty. Often the panels carry a longer warranty (20 years) than the inverter (5 or 10 years) and the labor and installation is generally less (1 year)

Life Span

The solar power equipment degrades over time. It is important to learn the age of the system and the usable life-span

Contracts

If the system is not owned by the seller outright, then there may be a very restrictive contract that could even result in a continued lien on the property. The buyers would need to have an attorney review the contract before signing on to assume it.