

New Homes (Solar Generation) Bill

[AS INTRODUCED]

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Require the installation of solar photovoltaic generation equipment on new homes; to set minimum standards for compliance with that requirement; and for connected purposes.

BE IT ENACTED by the King's most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:—

1 Requirement to install solar photovoltaic generation equipment on new homes

- (1) The Secretary of State must by regulations require the installation of solar photovoltaic generation equipment on new homes built from 1 October 2026.
- (2) Regulations under subsection (1) must—
 - (a) require the installation of solar photovoltaic systems covering at least 40% of the new home's ground floor area,
 - (b) set minimum standards for compliance,
 - (c) make provision for penalties for failure to comply with requirements under those regulations.

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2 Exemptions from requirements under section 1

- (1) Regulations under section 1 must provide for partial or complete exemptions for—
 - (a) buildings which cannot physically accommodate solar photovoltaic systems covering at least 40% of the building's ground floor area,
 - (b) flats in buildings exceeding 15 stories,
 - (c) buildings on which it is not cost-effective to install solar photovoltaic generation equipment,
 - (d) buildings on which other forms of renewable energy generation are installed.
- (2) Where an exemption applies under subsection (1)(a) above, the regulations must require the installation of solar photovoltaic systems to the maximum possible extent that the building can physically accommodate.

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- (3) Regulations under section 1 may provide for any other exemption which the Secretary of State considers appropriate.
- (4) Regulations under section 1 must make provision for a process by which—
 - (a) a person may apply to a local planning authority for an exemption from the requirement to install solar photovoltaic generation equipment on a new home, and 5
 - (b) the local planning authority must determine such applications.

3 Regulations

- (1) Regulations under this Act are to be made by statutory instrument.
- (2) Before making regulations under this Act, the Secretary of State must consult such persons as the Secretary of State considers appropriate. 10
- (3) Regulations under this Act may—
 - (a) provide for the definition of the following—
 - (i) solar photovoltaic generation equipment,
 - (ii) solar photovoltaic system, 15
 - (iii) cost-effective, and
 - (iv) any other term the Secretary of State considers it necessary to define,
 - (b) make different provision for different purposes,
 - (c) make transitional or saving provision. 20
- (4) A statutory instrument containing regulations under this Act may not be made unless a draft instrument has been laid before and approved by resolution of each House of Parliament.

4 Extent, commencement and short title

- (1) This Act extends to England and Wales. 25
- (2) This Act comes into force on the day on which it is passed.
- (3) This Act may be cited as the New Homes (Solar Generation) Act 2025.

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