

26104651D

SENATE BILL NO. 382

Offered January 14, 2026

Prefiled January 13, 2026

A *BILL to amend the Code of Virginia by adding in Chapter 17 of Title 45.2 an article numbered 10, consisting of a section numbered 45.2-1735, relating to Smart Solar Permitting Platform established; residential solar energy systems.*

 Patron—Surovell

Referred to Committee on Commerce and Labor

Be it enacted by the General Assembly of Virginia:

1. That the Code of Virginia is amended by adding in Chapter 17 of Title 45.2 an article numbered 10, consisting of a section numbered 45.2-1735, as follows:

*Article 10.**Smart Solar Permitting Platform.***§ 45.2-1735. Smart Solar Permitting Platform; residential solar energy systems.***A. For the purposes of this section:**"Alternative platform" means an alternative automated solar permitting platform.**"Platform" means the Smart Solar Permitting Platform.**"Residential" or "residence" means a detached single-family or two-family home.**"Solar energy system" means a system of components that produces electricity from sunlight. "Solar energy system" includes solar photovoltaic equipment and construction projects, such as batteries, main panel upgrades, and main breaker derates.*

B. The Smart Solar Permitting Platform is hereby established to serve as a tool for (i) contractors to obtain permits for the construction of residential solar energy systems and (ii) localities to process applications for such permits. The Department shall establish, launch, and administer an internet-based platform that automates plan review and instantly issues a permit or a permit revision to construct a residential solar energy system that complies with the Uniform Statewide Building Code (§ 36-97 et seq.) and any applicable state laws. The Platform shall, at a minimum:

1. Automate plan review and automatically approve applications for residential solar energy systems that comply with applicable state laws and building codes;

2. Instantly issue a permit or permit revision once a code-compliant system is approved by the Platform;

3. Perform robust code compliance checks using algorithms to evaluate characteristics of the proposed residential solar energy system in order to determine whether such system aligns with applicable state laws and building codes;

4. Produce construction documents that can be used for the inspection of a residential solar energy system;

5. Process permit applications for, at a minimum, approximately 75 percent of residential rooftop energy systems that provide electrical power to a residence;

6. Be available seven days a week, 24 hours a day, for users to submit an application to construct a residential solar energy system, except when the Platform is down for an upgrade or maintenance;

7. Allow the use of electronic signatures on all applications and submitted materials for issuance of a permit; and

8. Process permit applications for residential solar energy systems and associated equipment, including photovoltaic panels, energy storage systems, main electrical panel upgrades, and main breaker derates.

C. The Department may request a third party to provide the Platform in accordance with the criteria required in subdivisions B 1 through 8 at no cost or at a low cost to the Department in lieu of the Department establishing such Platform.

D. On or before January 1, 2028, a locality shall allow for the submission of an application to construct a residential solar energy system through the Platform or through an alternative automated solar permitting platform that is equivalent to the Department's Platform. The Department may grant, upon the locality's request, an extension of time for the locality to implement its alternative platform for a period not to exceed six months. Any locality that implements an alternative platform shall submit an annual compliance report no later than March 1 of each year to the Department containing sufficient information for the Department to determine whether the locality's alternative platform is equivalent to the Department's Platform. Such report shall be submitted by the locality in accordance with any guidelines and forms developed by the Department. The Department shall make such report publicly available on its website.

If the Department finds that a locality does not have an alternative platform or determines that a locality's

INTRODUCED

SB382

59 *alternative platform is not equivalent to the Department's Platform, the Department shall notify the chief*
60 *administrative officer of the locality of such failure. The Department shall publish on its website a list*
61 *identifying localities that have been issued a notification. A contractor may use the Department's Platform in*
62 *a locality that allows for the submission of residential solar energy system applications through an*
63 *alternative platform if the locality is on such list, or if the locality does not have an alternative platform.*

64 *E. To defray the cost of developing and administering the Platform, the Department may place a*
65 *surcharge on residential solar permitting fees collected by a locality.*

66 *F. Nothing in this section shall be construed to limit the authority of localities to issue permits for*
67 *residential solar energy systems.*

68 **2. That the Department of Energy shall establish, launch, and administer the Commonwealth Smart**
69 **Solar Permitting Platform pursuant to § 45.2-1735 of the Code of Virginia, as created by this act, by**
70 **July 1, 2027.**