



Fiscal Impact Statement for Proposed Legislation

Virginia State Corporation Commission

Published: January 25, 2026

House Bill 928

Version: Introduced

Patron: Lopez

Title: Electric utilities; small portable solar generation devices; local regulation; Residential Landlord and Tenant Act.

Summary: Permits any electric utility customer to own and operate a small portable solar generation device, defined in the bill as a nationally certified, plug-in solar photovoltaic device with a maximum power output of no more than 1,200 watts that is intended primarily to offset part of the customer's electricity consumption. The bill prohibits an investor-owned utility, municipal utility, or electric cooperative from imposing interconnection requirements, charging any fee related to the device, or requiring that the customer obtain the utility's approval before installing or using the device. Under the bill, no electric utility or electric cooperative shall be liable for damage or injury caused by a small portable solar generation device. Small portable solar generation devices are excluded under the bill from the provisions of net metering programs applicable to eligible agricultural customer-generators, eligible customer-generators, or small agricultural generating facilities. The bill also restricts landlords owning more than four rental dwelling units from prohibiting a tenant from installing a small portable solar generation device on the exterior of the tenant's premises, provided that reasonable restrictions may be established concerning size, manner, and placement.

Effective Date(s): July 1, 2026

Amendment Necessary: ☐ Budget, Item ###
☐ Technical, see *Technical Note* below
☒ None

Fiscal Summary

The State Corporation Commission does not anticipate a fiscal impact.

Fiscal Analysis

Revenue

None.

Expenditures

None.

Change in FTE

None.

Other Comments

None.

Technical Note

None.