

Introduced: 4/25/79
Referred: Judiciary

1 IN THE HOUSE

BY ROGERS

2 HOUSE BILL NO. 476

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 ELEVENTH LEGISLATURE - FIRST SESSION

5 A BILL

6 For an Act entitled: "An Act relating to solar easements."

7 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

8 * Section 1. AS 34.15 is amended by adding a new section to read:

9 Sec. 34.15.145. SOLAR EASEMENT. (a) An easement obtained for the
10 purpose of exposure of a solar energy device to the direct rays of the
11 sun must be created in writing and is subject to the recording require-
12 ments for other conveyances of real property.

13 (b) An instrument creating a solar easement must include, but is
14 not limited to,

15 (1) the vertical and horizontal angles, expressed in degrees,
16 at which the solar easement extends over the real property subject to
17 the solar easement;

18 (2) any terms or conditions under which the solar easement is
19 granted or will be terminated;

20 (3) any provisions for compensation of the owner of the
21 property benefiting from the solar easement in the event of interference
22 with the enjoyment of the solar easement, or compensation of the owner
23 of the property subject to the solar easement for maintaining the solar
24 easement.

25 (c) For purposes of this section, the term "solar energy device"
26 means a device, mechanism, or apparatus designed to receive the direct
27 rays of the sun and convert those rays into heat, electrical, or other
28 form of energy for the purpose of providing heating, cooling, or elec-
29 trical power.