

# Solar Leasing FAQ: Your Top Questions Answered



# Landowner FAQ

## **How long does it take to build a solar farm?**

Construction typically takes 9-12 months, though permitting and grid connection can extend this timeline by 3-5 years.

## **Will the solar farm affect wildlife on my property?**

Developers conduct environmental assessments to ensure minimal impact on wildlife. In some cases, solar farms provide habitats for pollinators like bees and butterflies.

## **What kind of maintenance do solar panels require?**

Solar panels require little maintenance beyond occasional cleaning and inspections. The developer will handle any required repairs or upkeep.





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## **Are solar panels causing a health risk?**

No, solar panels are safe and emit very low levels of electromagnetic radiation, which is not harmful to humans. Modern panels are primarily made of non-toxic materials like silicon.

## **What happens if the solar company doesn't build the project?**

During the option period, you can continue using the land while receiving option payments. If the project doesn't go ahead, the option agreement expires, and you retain any option payments made.

## **What is an Option period and can I still farm my land while the land is under option?**

Many times, the developer will want to pay you for the option to lease or purchase the land at a later date (for example within the next five years, at a reduced rate). During this option period, the developer will perform more diligence, engage in the permitting process, and participate in a study process to determine the full viability of electrically connecting the proposed solar farm to the electrical transmission grid. While the land is under option, typically you can reach an agreement with the developer to continue using your land as before.

## **Will solar panels damage my land?**

Solar farms are designed to be minimally invasive, with panels mounted on racks above the ground. When the lease ends, the panels are removed, and the land can typically be restored to its original use.

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## **What happens at the end of the solar lease?**

Developers are required to decommission the solar farm, which involves removing all equipment and restoring the land to its original state. Your contract should clearly outline these responsibilities.

## **Can I still farm my land while it's leased for solar energy?**

Generally, solar farms take up most of the land, making dual use for farming difficult. However, some developers are experimenting with agrivoltaics, where crops are grown beneath solar panels.

## **Do solar panels cause glare or other visual problems?**

Modern solar panels are equipped with anti-reflective coatings that significantly reduce glare. Additionally, developers often include landscaping or fencing to minimize the visual impact on neighboring properties.

## **Can solar panels cause fires?**

The risk of fire is extremely low. Proper installation and maintenance minimize any fire risks, and solar farms are built to adhere to strict safety standards.

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## **What happens if I sell my land during the lease?**

The solar lease usually transfers to the new owner, who will continue receiving payments for the remainder of the lease term.

## **Will solar panels lower my property value?**

There's no evidence that solar farms negatively affect property values. In fact, some studies show that they can increase the value of nearby land.

## **How soon after signing the lease will I receive payment?**

Typically, landowners receive their first payment within 30 days after signing the final lease agreement.

## **What if I have tenants currently farming the land?**

Since solar projects often take years to develop, your tenants can likely continue using the land during the option period.



# Landowner FAQ:

## Selling vs Leasing

### **What are the benefits of selling my land versus leasing it to a solar developer?**

Selling your land provides an immediate, lump-sum payment, eliminating the long-term responsibility of land management.

Leasing can provide consistent income over time, but selling offers financial certainty and frees you from future obligations.

### **How is the value of my land determined when selling to a solar developer?**

The value is typically based on factors such as land size, location, proximity to power infrastructure, and zoning. Developers will also consider the suitability of your land for solar projects, such as sunlight exposure and topography.

### **What happens to the land after I sell it to a solar developer?**

Once you sell, the developer takes full ownership and responsibility for the land. They will use it for solar energy production, and after the life of the solar farm, the developer may choose to repurpose, sell, or restore the land based on local regulations and contracts.

### **How long does the sale process take when selling to a solar developer?**

The process can take several months to over a year, depending on factors such as due diligence, environmental studies, and legal reviews. Developers typically need time to assess the land's viability before finalizing the purchase.

# Landowner Resources

Our additional Landowner Resources Include:



## Presentation

Monetizing your Land: **Develop** Marketplace for Landowners

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Or visit this link:

<https://www.bit.ly/3zT2rzm>



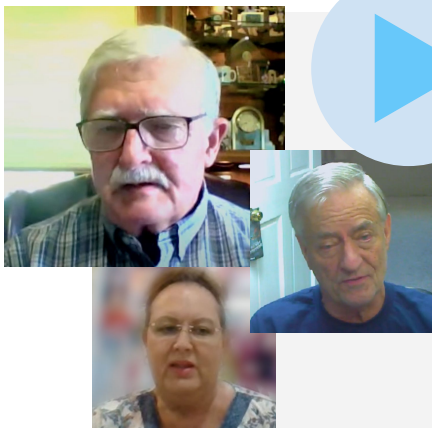
## Landowner Manual:

An Overview of Leasing to Green Energy Developers

[View >](#)

Or visit this link:

<https://www.bit.ly/3zT2rzm>



## Video Testimonials

Watch videos with some of our Landowner's who have had successful Leases

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<https://www.bit.ly/3BBjeHV>



If you have any further questions, reach out to our listing support team at [support@hstpowers.com](mailto:support@hstpowers.com) – we're here to help!

