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# Illinois Solar for All Residential Solar and Non- Profit and Public Facilities Contract Requirements

**PUBLISHED APRIL 17, 2024  
COMPLIANCE REQUIRED BY JUNE 1, 2024<sup>1</sup>**

The contract requirements listed below apply to projects in the Residential Solar (Small), Residential Solar (Large), and Non-Profit and Public Facilities sub-programs of Illinois Solar for All (“ILSFA” or “Program”), except in some noted cases where requirements apply only to a specific sub-program. All contracts with customers for installation of on-site distributed generation solar projects (including agreements for purchase money loans from lenders affiliated with an Approved Vendor) must contain the required terms stated in this document. In some cases, the requirements listed herein prescribe the content of specific terms, while other requirements prescribe only the scope of contractual terms to be covered.

Note that the Illinois Solar for All Program does not necessarily require the submission of a signed contract (or a contract amendment bringing a previously signed contract into compliance with the below requirements) for every system purchase, lease, or PPA, provided that all Program requirements, such as demonstrating binding site control, are met through other means. However, Approved Vendors must provide documentation to the Program Administrator explaining how the project will result in a cash-flow positive experience for the participant(s) (including an estimate of the monthly savings)—and specifically, ensuring that the savings accruing to each participant, net of any ongoing participation fees, are at least 50% of the value produced by the solar project through avoided usage or net metering credits. This may include providing a copy of the contract, or some other statement of customer savings estimates, including assumed parameters.

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<sup>1</sup> This document was published at least 45 days in advance of the date by which compliance is required, in accordance with the Final Order in ICC Docket No. 19-0995 at 56, 62.

The Approved Vendor will attest to compliance with the contract requirements herein in Part I of the project application.

### 1. Common Contract Requirements for all business models

- Contract must be in the language requested by the customer.
- Residential Solar (Small) customers cannot be required to provide an upfront payment prior to energization.
- Once energization begins, any ongoing payments (on an annualized basis) by customer cannot exceed 50% of expected first-year net metering value. This requirement applies to two distinct time periods: (1) the first year of the contract as well as (2) a calculated annual average for (a) the life of the customer's contract or (b), in the case of a purchase transaction or a lease/PPA with a buyout option, a 25-year period. For these calculations, the following assumptions must hold:
  - A standard annual production degradation rate of 0.5% must be used;
  - An annual energy price escalation rate of up to 1.7% can be used;
  - The annual customer payment rate escalation cannot exceed the energy escalation rate used.
  - For Residential Solar (Small and Large) projects, the first-year net metering value used in the savings calculation must be based on either (i) the rate listed on the Disclosure form, or (ii) an average of the customer's 12 most recent monthly bills.
  - For Non-Profit and Public Facilities projects, the first-year net metering value used in the savings calculation must be based on an average of 12 consecutive months of customer bills within the last two years.
- Full system warranty, as well as operations and maintenance guarantees for the duration of the REC Contract or 15 years, at no additional cost to participants.
- Financing amounts, terms, and conditions for a purchase of a system must be based on an assessment of the Program participant's ability to repay the debt, as defined by Regulation Z, which is a federal rule that implements aspects of the Truth in Lending Act and the Dodd-Frank Act.<sup>2</sup>
- Right of rescission within fourteen business days after contract execution (only for Residential Solar sub-programs; not for Non-Profit and Public Facilities)
- System design specification:
  - Site plan or equivalent drawing (this may be incorporated by reference, in which case the site plan or equivalent drawing must be completed and provided to the customer)

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<sup>2</sup> See Consumer Financial Protection Bureau, April 10, 2013. *Ability-to-Repay and Qualified Mortgage Rule, Small Entity Compliance Guide*, [https://files.consumerfinance.gov/f/201304\\_cfpb\\_compliance-guide\\_atr-qm-rule.pdf](https://files.consumerfinance.gov/f/201304_cfpb_compliance-guide_atr-qm-rule.pdf). Under the regulation (12 C.F.R. § 1026.43, issued under authority of 15 U.S.C. § 1639c), creditors generally must consider eight underwriting factors: (1) current or reasonably expected income or assets; (2) current employment status; (3) the monthly payment on the covered transaction; (4) the monthly payment on any simultaneous loan; (5) the monthly payment for mortgage-related obligations; (6) current debt obligations, alimony, and child support; (7) the monthly debt-to-income ratio or residual income; and (8) credit history.

within 30 days of the contract execution and must be substantially consistent with the specifications contained in the contract and Disclosure Form)

- Size of system
- Type of panels
- Estimated first year production and annual degradation
- Change in pricing or other terms, if any, in the event of non-selection for an ILSFA REC contract. As an example, a condition precedent clause would satisfy this requirement.
- Allocation of responsibility for securing municipal permits and approvals.
- Installer will be responsible for completing interconnection application if customer requests it.
- Allocation of responsibility for harm to property, materials, and workers during construction.
- Installer commits to not pass on any costs related to curing problems found in project inspections conducted by the Illinois Power Agency or its designees.
- Installer commits to provide name of any subcontractor to customer before work begins.
- Requirement that any change order, including scope and price, must be confirmed in writing.
- Allocation of responsibility for entering meter data (This provision could be in a separate contract.)
- All possible fees (other than those mentioned in #2, #3, and #4 below)
  - Any late payment fee must not apply unless the payment is more than seven calendar days late.
- Dispute resolution procedures
- Governing law
- No prepayment penalties (only for Residential Solar; not for Non-Profit and Public Facilities)
- When mechanic's lien waiver(s) will be provided
- Contracts that include ongoing payments must offer terms that include forbearance. If an ILSFA customer can show good cause in a request for forbearance, and/or a residential income-eligible customer defaults on payment for an installation contract, financiers and project owners must offer at least one of the following options, as applicable: a) suspension of total payments for up to three months, b) a suspension of interest payments for up to six months, or c) a reduction in interest rates for up to twelve months. Missed revenues may be recovered later in the stage of the contract, but no interest may be applied.

## **2. Contract Requirements specific to Purchase Transactions**

- Total price
  - Schedule of payments
- When title transfers to owner
- Provisions for owner's transfer of RECs to Approved Vendor (This provision could be in a separate contract.)



- Warranty for components and performance:
  - 15 Year Term of warranty
  - Defects covered (e.g. faulty installation, malfunctioning components beyond manufacturer’s warranty, roof damage)
  - Owner’s remedies
  - Financial limits on warranty
  - Warranty provider
  - Owner’s procedure to lodge a claim under warranty
- Owner’s rights and obligations upon selling the property
  - Loan may not be secured by home or home equity.
  - Loan documents must indicate the following:
    - Principal loan amount
    - Schedule of loan disbursements
    - Schedule and due dates of repayments
    - Order of allocating payments (to principal, interest, fees, etc.)
    - Interest rate
    - Borrower(s), lender, servicer
    - Nature of lender’s security interest (e.g. UCC-1 financing statement)
    - Events of default and lender’s remedy(ies) upon default (including forbearance)
    - All fees and penalties

### **3. Contract Requirements specific to PPA Transactions**

- Frequency of periodic (e.g. monthly) payments
- Method of invoicing and payment
- Pricing terms (including escalation)
- Date of first payment
- Term of PPA arrangement must be specified. Minimum term is 15 years.
- Host must have option to terminate early, with early termination fee or formula specified.
- Events of default
  - Remedies of both host & installer in case of default
- System removal cannot be mandatory upon contract expiration; host shall have option to elect removal, purchase, or renewal (except that the removal option is not required for Energy Sovereignty projects that provide for a transfer of the solar project to the customer at the end of the PPA).



- No system removal fee is allowed.
- Purchase terms must be specified upfront.
- Renewal terms must be specified upfront.
- System performance warranty for at least 15 years must be provided, guaranteeing no degradation of electrical generation output greater than 15%.
  - Host's remedy in case of underperformance
  - Host's procedure to lodge a claim under the performance guarantee
- Whether PPA host has right to purchase the system before end of PPA arrangement (including economic terms for purchase)
- System owner's right to file UCC-1 statement
- Allocation of responsibility to maintain insurance on system, and the required insurance terms
- Installer must be responsible for operations and maintenance, including system and component repairs preventing functioning according to industry standards, for a period of at least 15 years.
- Allocation of risk of loss in case of damage to system
- Host's rights and obligations upon selling or moving out of the property
  - Host shall have a choice to buy out (at contractually specified terms) the PPA arrangement or transfer it to a new resident/occupant.
  - Procedures for transferring the PPA agreement to the new property owner

#### **4. Contract Requirements specific to Lease Transactions**

- Initial payment
- Frequency of periodic (e.g. monthly) payments
- Method of invoicing and payment
- Pricing over time (including escalations)
- Date of first payment
- Term of lease must be specified. Minimum term is 15 years.
- Lessee must have option to terminate early, with early termination fee or formula specified.
- Events of default
  - Remedies of both lessee & installer in case of default
- System removal cannot be mandatory upon contract expiration; lessee shall have option to elect removal, purchase, or renewal (except that the removal option is not required for Energy Sovereignty projects that provide for a transfer of the solar project to the customer at the end of the lease).
  - No system removal fee is allowed.
  - Purchase terms must be specified upfront.



- Renewal terms must be specified upfront.
- System performance warranty for at least 15 years must be provided, guaranteeing no degradation of electrical generation output greater than 15%.
  - Lessee's remedy in case of underperformance
  - Lessee's procedure to lodge a claim under the performance guarantee
- Whether lessee has right to purchase the system before end of lease term (including economic terms for purchase)
- Lessor's right to file UCC-1 statement
- Allocation of responsibility to maintain insurance on system, and the required insurance terms
- Installer must be responsible for operations and maintenance, including system and component repairs preventing functioning according to industry standards, for a period of at least 15 years.
- Allocation of risk of loss in case of damage to system
- Lessee's rights and obligations upon selling or moving out of the property
  - Lessee shall have a choice to buy out (at contractually specified terms) the lease arrangement or transfer it to a new resident/occupant.
  - Procedures for transferring the lease to the new property owner