

**SOLAR ROOF TOP ENERGY ~ 3.22 Kw system installed 2010 at
190 Stonecrest Drive, Verdi, Nevada 89439 ~ River Oak Subdivision**

How Much Does Solar Increase Your Property's Value?

The **National Renewable Energy Lab Report** dated **2014** states each additional \$1 in energy bill savings (from your solar installation) adds \$20 to a home's total value.

This rule of thumb varies depending on a number of factors, including:

- The location of your home and the size of your installation.
- The value of your home. Larger houses usually receive higher nominal boosts in property value. However, this increase often represents a smaller percentage of the total home value.

Recent research shows an average increase in resale value being **\$5,911 for each 1 kilowatt (kW) of solar installed**. In a state like California, a small 3.1 kilowatt (kW) system can add an average of \$18,324 to the value of a medium-sized home. **It's important to note these statistics only apply to today's housing prices and utility rates (2014). As electricity prices go up (as they most certainly will), the advantages of solar energy rise proportionally as well.** In addition, installing solar panels not only helps you fetch a higher asking price, but it can also help your home sell **20% faster** as properties without solar installations. For homeowners who want to reduce exposure, paperwork, and wait times, this can be a huge advantage.

Installing solar panels is one of the safest and wisest investments you can make.

- You enjoy electricity bill savings over the 25 – 30 years of your solar PV system's lifetime. As utility rates increase, those electricity bill savings grow increasingly large with time. Even if you never sell your home, your installation fully pays for itself many times over.
- If you do decide to sell, you fetch a higher premium, which again, more than covers the upfront cost of installing solar panels.

In other words, with the right-sized installation, solar energy is an investment that potentially pays a 200%+ return – far in excess of most any

other financial vehicle you can imagine. And unlike most investments on the market, you actually begin enjoying those returns on Day 1.

NOTE : THE ABOVE REPORT IS 6 YEARS OLD. IT CAN BE ASSUMED THAT SOLAR HAS INCREASED IN BOTH PRICE AND VALUE SINCE THAT TIME. PROPERTY AT 190 STONECREST DRIVE HAS “MAXIMUM” SOUTHERN EXPOSURE FOR SOLAR GENERATION THROUGHOUT THE YEAR!

Nevada PUC “Grandfathers” 190 Stonecrest Drive at “Old Lower Solar Rate Structure” for 20 years beginning 01/2017

In 2016, the Nevada PUC voted to “**Grandfather**” 190 Stonecrest Drive, Verdi, Nevada 89439 at the old “lower rates.” Beginning January 2017 for 20 years. (**SEE BELOW FOR THIS REPORT**)

Normal incremental increases can obviously be expected to occur over time. However, any new owner of the property will now be under the old lower rate structure for this address. As of 01/17, others who installed solar after December 2015 are subject to a higher solar structure unless the Nevada PUC changes their decision in the future. Those who wish to verify the PUC “Grandfather” issue can contact the Net Metering Dept. at NV Energy - 775-834-4444 or 800-962-0399.

Because of the important PUC decision regarding this property, one can assume additional value could be added to solar.

Add additional **5000.00** premium for this valuable factor

TOTAL SOLAR PREMIUM = \$ 25,000.00

3.22 Kw system = \$ 20,000.00

PUC “grandfather” premium = \$ 5000.00

SEE NEXT PAGE FOR NEVADA PUC “GRANDFATHER” REPORT :

Nevada regulators unanimously approve rooftop solar grandfathering deal

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UPDATE, Sept. 16, 2016: The Public Utilities Commission of Nevada on Friday morning unanimously approved an agreement reached by NV Energy and SolarCity earlier this week to grandfather up to 32,000 customers under older, more favorable rates for residential rooftop solar.

The deal is the most "efficient and timely way" to meet the recommendations made by Gov. Brian Sandoval's New Energy Industry Task Force to grandfather existing customers, said Paul Caudill, president and CEO of NV Energy. "It's been kind of a long haul so we're just very pleased on behalf of our customers," Caudill said by phone. "We've been very interested in getting this resolved."

The decision also reinforces a clear path forward regarding the future of rooftop solar in the future, according to Caudill. Other than some rate work that involves the valuation of excess rooftop solar energy, Caudill says NV Energy has no major initiatives left regarding the net metering issue.

Despite describing today's decision as a step in the right direction, the solar lobby contends that it does not fix the challenges faced by the industry in Nevada. New customers who do not qualify for grandfathering under the old rules, for example, still face the less favorable rates that were approved in December, said Travis Miller, project manager at solar installer Sunworks and a member of the Great Basin Solar Coalition's board of directors.

"Yes, this is the right move to protect people's existing investments (in rooftop solar) but it does not create a path forward for the solar market," Miller said. "The New Energy Industry Task Force and the Legislature will need to take bold and aggressive action to move us out of the utility model of the last century."

ORIGINAL STORY

Nevada rooftop solar customers are poised to be grandfathered under older, more favorable rates after parties involved in the state's long-running saga over net metering agreed on a settlement on Monday.

UPDATE, Sept. 16, 2016: NV Energy reached an agreement with the Public Utilities Commission of Nevada, Bureau of Consumer Protection and SolarCity to grandfather eligible customers under previous rates for residential rooftop solar that featured lower fees and higher reimbursement rates for the energy produced. **The property at 190 Stonecrest Drive in Verdi, Nevada is one of these properties.**

"NV Energy's intent with its grandfathering proposal was to offer a solution for customers who installed or had valid applications to install rooftop solar systems ... in the most efficient and timely manner," the company said in a

statement. "We appreciate all parties coming together to expedite the process on behalf of our customers."

The grandfathering agreement will apply to about 32,000 customers, including those who had a pending application on Dec. 31, 2015.

Customers who withdrew a valid application or had their application for the RenewableGenerations expire between Dec. 21 and Dec. 31 are eligible to be grandfathered as well.

The agreement still must be approved by the PUC, which is expected to vote on it on this Friday. Jon Wellinghoff, former consumer advocate for the State of Nevada and current SolarCity Chief Policy Officer pushed for the settlement to be approved quickly.

"This agreement is a victory not only for 32,000 solar customers in Nevada, but also for all Americans who expect these investments to be protected," Wellinghoff said in a statement. "We urge the Public Utilities Commissioners to quickly ratify our agreement, in order to provide relief to our customers and all Nevada solar customers as soon as possible."

"I am pleased with the result and believe it is in the best interests of all Nevadans," Sandoval said. "I am hopeful that the PUC will act quickly on this agreement."

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