

Burbank Solar: Pre-Listing Worksheet

Fill this in before the listing goes live. The sale itself changes the electricity deal on this house, and the answers below are the ones a buyer's agent asks for during the contingency period.

1. THE METER, NOT THE ADDRESS

A Burbank mailing address does not prove a Burbank Water and Power meter. Read the utility off the bill.

Property address _____ APN _____
Utility on the bill _____ Account number _____

2. THE DATE THAT DECIDES THE RATE

BWP reads the permit APPLICATION date, not the install date and not the inspection date. Before 1 January 2026 means NEM 1.0.

Permit application date _____ Permit number _____
Final inspection date _____ Interconnection approved _____
Programme this system is on: NEM 1.0 / Solar Net Billing Confirmed with BWP on _____

Every grandfathered system loses the protection on 1 January 2046, whoever owns it by then.

3. WHAT THE SALE DOES TO IT

- ☐ Buyer is outside the immediate family. Grandfathering ends at close.
☐ Transfer inside the immediate family. Ask BWP for its definition in writing.

Definition requested from BWP on _____ Answer received _____

4. WORK DONE SINCE INSTALLATION

Tick what happened. Only the first line ends the old rate.

- ☐ Panels added, increasing system size. Date _____
☐ Panel replaced with the same wattage. Date _____
☐ Inverter or other broken part replaced. Date _____
☐ Battery storage added to the existing system. Date _____

Invoices for the above are in the file _____

5. WHO OWNS THE EQUIPMENT

Owned outright / Leased / Power purchase agreement / Financed _____

Lender or lessor _____ Contract number _____

- ☐ Fixture filing shows on the preliminary title report.

Payoff quote requested on _____ Amount _____

- ☐ Lessor requires the buyer to qualify before transfer.

6. THE PROPERTY TAX SIDE

Revenue and Taxation Code section 73 keeps solar out of the assessment, and only until the next change of ownership.

- ☐ System was in process or completed before 1 January 2027.

Noted in the disclosure file on _____

7. PUT THESE IN THE FILE BEFORE YOU LIST

- ☐ Building permit showing the application date
☐ BWP interconnection paperwork and account number
☐ Inverter age and remaining warranty
☐ Twelve months of statements, offered as production data, not as cost
☐ Battery paperwork, if any
☐ Lease, power purchase agreement or loan documents

8. ASK BWP BEFORE CONTINGENCIES COME OFF

1. _____
2. _____

Utility programme rules and state assessment rules change, and BWP makes the decision on any individual system. This sheet is general information, not tax, legal or engineering advice. Confirm current requirements with Burbank Water and Power.

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alla-novytska.com/journal/selling-a-house-with-solar-in-burbank/ . alla-novytska.com/sell/ . alla-novytska.com/guides/

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