

SENATOR FOR A DAY MOCK LEGISLATION

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

NO. 5
Session of 2025

INTRODUCED BY _____ November 7, 2025

REFERRED TO SENATE ENVIRONMENTAL RESOURCES AND ENERGY
COMMITTEE

Renewable Energy Installation Act (REIA)

All new residential buildings constructed after January 1, 2027, must include a renewable energy system (solar, wind, geothermal, or micro-hydro) that offsets at least 50% of projected annual electricity use. All existing residential properties must install a renewable energy system by January 1, 2035. Landlords must ensure compliance for all rental units by January 1, 2033. Rent increases related to installation must be capped at 5% annually.

Non-compliant properties after the deadline may face annual fines up to \$1,000. The Department of Environmental Protection and the Pennsylvania Public Utility Commission shall jointly oversee implementation. Properties without renewable systems may be ineligible for certain state-funded home improvement programs