



Board for Contractors

PROPOSED Guidance Document: **Guidance on Addressing Potential Unknown Costs Related to Installation of Solar Energy Systems**

Adopted June 23, 2026

I. Background

Chapters [851](#) and [852](#) of the 2026 Acts of Assembly establish specific contract provisions and disclosures relating to transactions involving a sale, lease, or power purchase agreement for a solar energy system. Section 54.1-1117.1 of the Code of Virginia, effective July 1, 2026, requires that:

“[a] contract for the sale of a solar energy system shall list the total cost of the system, including the costs of all equipment, the energy storage system, and other charges, as well as reasonable estimates of labor and installation costs. Any adjustment to the total cost of the system after execution arising from equipment substitutions, code or permitting requirements, interconnection requirements, or unforeseen site conditions shall require a written change order signed by both parties before additional or modified work is performed.”

II. Issue

The section enactment clause of Chapters [851](#) and [852](#) provides: “[t]hat by January 1, 2027, the Board for Contractors (the Board) shall adopt...guidance for licensees on how to address potential unknown costs related to structural changes or repairs needed to

complete the installation that may be discovered after entering into the contract or after commencement of the installation.”

III. Board Guidance

The Board provides the following guidance for licensees on how to address potential unknown costs related to structural changes or repairs needed to complete the installation that may be discovered after entering into the contract or after commencement of the installation:

1. Prior to commencement of the installation, a contractor should conduct a thorough on-site inspection of the residence or ground, as applicable, where the solar energy system will be installed.
 - a. For systems that will be mounted on a roof, inspection should include:
 - i. The roofing system, including condition of structure, load, and life of the shingles.
 1. The contractor should develop a plan for mounting and drilling to avoid shingle penetration that would void an asphalt shingle warranty.
 - ii. Framing and structure of the building.
 - iii. Electrical system.
 - b. For systems that will be mounted in the ground, inspection should include inspecting for the presence of utilities, tanks, distance from the electric meter, and trenching.
 2. A contractor should provide a list of potential unknown site conditions to the customer that may increase the cost for roofing and ground-mounted systems.
 3. A contractor that discovers any unforeseen site conditions or potential costs related to structural changes or repairs prior to installation should obtain a written change order signed by both contracting parties prior to commencing work. A contractor that discovers such conditions or potential costs after work has commenced should stop work and obtain a written change order signed by both contracting parties prior to resuming work.
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