



Key Differences Between Leases for Wind, Solar and Energy Storage Projects

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17th Annual Renewable Energy Law Conference, UT Law CLE

January 31, 2022

Real estate agreements in renewable energy development

What is the purpose? Obtaining site control – ensuring the developer has the appropriate legal rights to use the land.

Wind: requires large acreage, typically signing real estate agreements with a multitude of landowners

Solar: usually a smaller footprint, which translates to agreements with fewer landowners

Storage: typically the smallest footprint, making purchase option more attractive





ROAD MAP

What are the major components of a typical long term renewable energy lease that are expected the change for wind vs. solar vs. storage projects?

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Selected components of long-term renewable energy real estate agreements

1. What kinds of rights are being granted to the developer?
2. How much with the developer pay for those rights, and under what payment structure?
3. What are the landowner's rights to use the land during the lease term?
4. What are subsurface owner's rights to use the land during the lease term (minerals!)?

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Selected components of long-term renewable energy real estate agreements

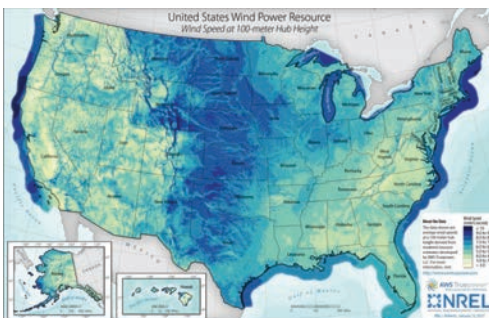
1. **What kinds of rights are being granted to the developer?**
2. How much will the developer pay for those rights, and under what payment structure?
3. What are the landowner's rights to use the land during the lease term?
4. What are subsurface owner's rights to use the land during the lease term (minerals!)?

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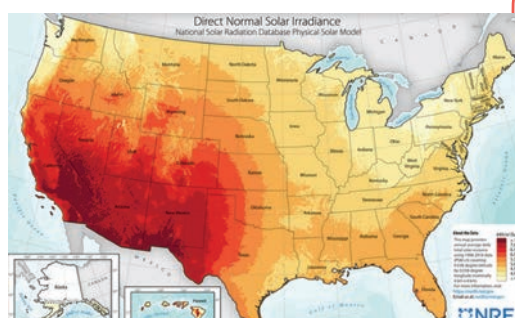
DEVELOPER'S RIGHTS - GENERAL

- Type of agreement – option vs. lease vs. easement, what are the differences?
 - **Option:** grants developer an initial period to determine suitability of property for development.

US Wind Speed (100m hub height)



US Solar Irradiance (kWh/m2/day)



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First appeared as part of the conference materials for the
2022 Renewable Energy Law Essentials session

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