



Planning and Development

Service First Bulletin #204

RESIDENTIAL SOLAR, ENERGY STORAGE, AND BACKUP POWER PERMITTING GUIDELINES (SB 1202 & 1252)

PURPOSE

As a customer service initiative, the Planning and Development Department (DSD) created this Service First Bulletin (SFB) to inform customers of the new process and requirements for permitting, plan review, and inspection of solar panels, energy storage systems (ESS), and residential backup power systems under Texas Senate Bills 1202 and 1252. This bulletin outlines the City's role in the process, clarifies when third-party review is applicable, and provides guidance for alterations to premise wiring.

SCOPE

This bulletin applies to all residential backup power systems (solar panels, ESS, and generators) installed within the City of Dallas under the authority of Senate Bill 1202. It clarifies the City's responsibilities in permitting and inspection, explains when third-party review and inspection may occur, and establishes requirements for any modifications to existing premise wiring.

LEGISLATIVE BACKGROUND

Senate Bills 1202 and 1252, effective September 1, 2025, modify how municipalities regulate solar, energy storage, and residential backup power systems. Under SB 1202, qualified third parties, such as licensed electrical inspectors or master electricians, may review development documents and conduct inspections for home backup power installations (solar, ESS, or generators rated 600 volts or less). Projects must remain under the pathway (City or third-party review) through completion. The City must issue permits within three business days after receiving notice of an approved third-party review, and liability for inspections rests with the third party, not the City.

SB 1252 limits municipal authority over small residential energy backup systems providing no more than 50 kilowatts of electricity or storing no more than 100 kilowatt-hours. While the City cannot regulate or inspect the backup portion of these systems, it will continue to enforce zoning and building codes, as well as permit requirements for premise wiring alterations. Electrical review of the backup system itself is therefore not required, but zoning and building code compliance remains mandatory. Any alterations to the premise wiring require a separate electrical permit.

SUMMARY OF PERMIT REQUIREMENTS

Permits for solar, ESS, or backup generator systems require the full complement of applicable trades, including electrical, mechanical, and plumbing. The permit covers only the backup system as defined in SB 1202.

Electrical review is not required for solar permits; however, zoning review, building code review, and fire specialty review are still required, along with associated plan review and inspection fees. For Building Code review of ESS and non-ESS submittals, compliance with Sections R324.3 and R324.6 of the Residential Code is required. These sections address rooftop-mounted photovoltaic systems, roof access, and pathways.

A separate stand-alone electrical permit is required for any alterations to the normal premise wiring, including but not limited to:

- Service rebuilds, including transfer switches or relays
- Service or emergency disconnects
- Service entrance conductor additions or relocations
- Surge protection devices
- Feeder or branch circuit additions or relocations
- Panelboard additions, replacements, or relocations
- Overcurrent protective device (OCPD) adjustments under NEC 705.12(B)(2)
- Grounding or bonding alterations or relocations

Failure to obtain the required electrical permit constitutes a violation of Dallas City Code, Chapter 52, §301.1.

THIRD PARTY REVIEW AND INSPECTION

- Projects beginning **under City review** must remain under City review and inspection throughout.
- Projects beginning under **third-party review** must remain under third-party inspection throughout.
- The City of Dallas will not perform an electrical review or inspection on the backup system as defined in SB 1202 when submitted under third-party review.
- Statute exempts the City from liability; therefore, no technical interpretations will be provided for projects processed through third parties.

HOMEOWNER LETTER REQUIREMENT

Applicants must submit a signed letter from the homeowner acknowledging the following:

- The reviews and inspections will be performed by a third party hired by the contractor for the backup system under SB 1202.
- The homeowner releases the City from liability (hold harmless clause).
- Third-party review or inspection firms are not required to carry insurance.

FEES

The following fees apply to residential solar panels, ESS, and backup generator permit applications, plan reviews, and associated inspections:

- \$15 technology fee at submittal.
- Pre-screen completion: \$577 plan review fee for Building Code, Zoning, and Fire Specialty Plan Reviews.
- Associated inspections:
 - Building Inspection Required: \$125 inspection service fee.
 - Separate stand-alone electrical trade permit: \$196 (\$181 permit fee plus \$15 technology fee).
 - Trade Permit Inspection fee: \$100 Single-Family Alteration Trade Permit Fee.

For additional information about the City of Dallas, Permitting fee schedule for private development applications, please follow this link: [FEES](#)

For current codes and city ordinances, please follow this link: [Current City Code](#)

This Bulletin is intended for information purposes only and the Department reserves the right to request additional information. If you have any questions or concerns related to this process, please feel free to email the Director at buildingofficial@dallascityhall.com.

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