



RAISE *the*
ROOF
UNLOCK SOLAR
FOR RENTERS

BRIEFING

Unlock Solar for Renters - what Landlords and Renters agree on

Despite being the global leader in rooftop solar uptake per capita, with 4.2 million Australian homes¹ and businesses generating clean, affordable electricity from rooftop solar, the big question is - “How do we overcome the barriers that keep one-third of Australians who rent their homes locked out of the benefits of rooftop solar, including an estimated annual saving of \$1,400 on their electricity bill?”²

“Rooftop solar, backed by storage, is the fastest, cheapest way to provide clean energy in our homes. It’s past time that together we tackle the barriers keeping renters locked out of cheaper, cleaner power.”

“With the right policy mechanism, every household – no matter who owns the roof – can secure the cost-of-living benefits of solar power and energy efficiency.”

Solar Citizens CEO Heidi Lee Douglas

This matters for all of us because the solar potential of Australia’s freestanding rental homes is 12 gigawatts (GW) - almost half of the current installed rooftop solar capacity, measured at 28 GW by the Commonwealth Energy Regulator.³ Installing rooftop solar on all these rental homes would avoid 7.7 megatonnes (MT) of carbon (CO₂) emissions annually.⁴

Solar Citizens advocates for the adoption of policies to support solar for renters, and a national target of 30% freestanding rental homes with rooftop solar by 2030. This would unlock 4 GW of clean energy and avoid approximately 2.6 MT CO₂ every year.⁴

Report Summary

That's why Solar Citizens initiated the 'Unlock Solar for Renters' Pol.is Conversation between December 2025 - January 2026.

More than 700 people across Australia participated in this interactive online conversation – a third of them landlords, a quarter of them renters and the rest homeowners. They voted anonymously on statements that posed sentiments, barriers, and solutions to unlock solar for renters, and proposed their own statements.

This report highlights those community voices and identifies high-impact policy solutions that have the **strongest shared support from renters, landlords and the general public**.

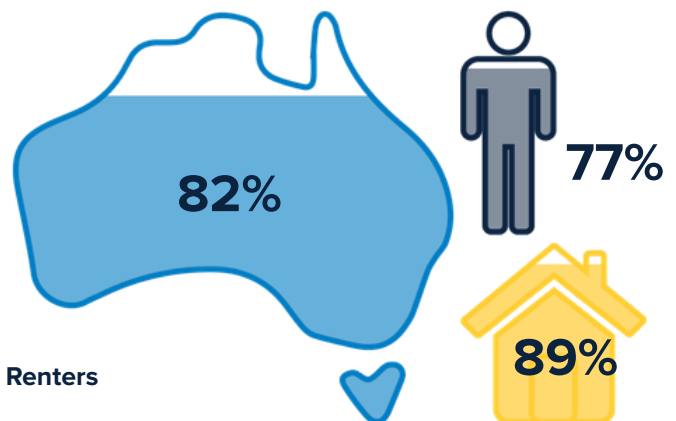
Key Results

The most agreed upon **government led incentive** was:

Statement 35:

"Governments should introduce tax incentives for landlords who install rooftop solar on a property they rent out."

● Agreement rate overall ● Landlords ● Renters

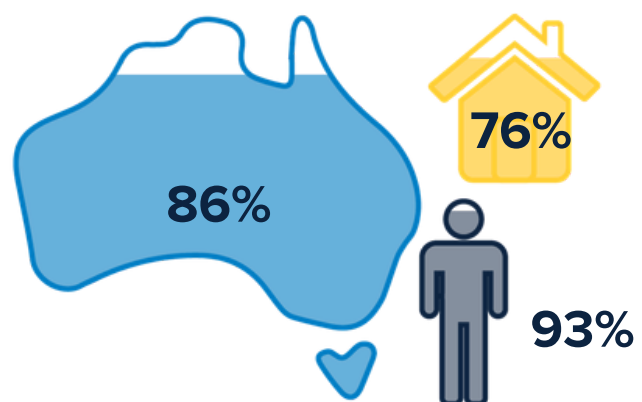


The most strongly supported **government regulatory approach** for existing rentals was:

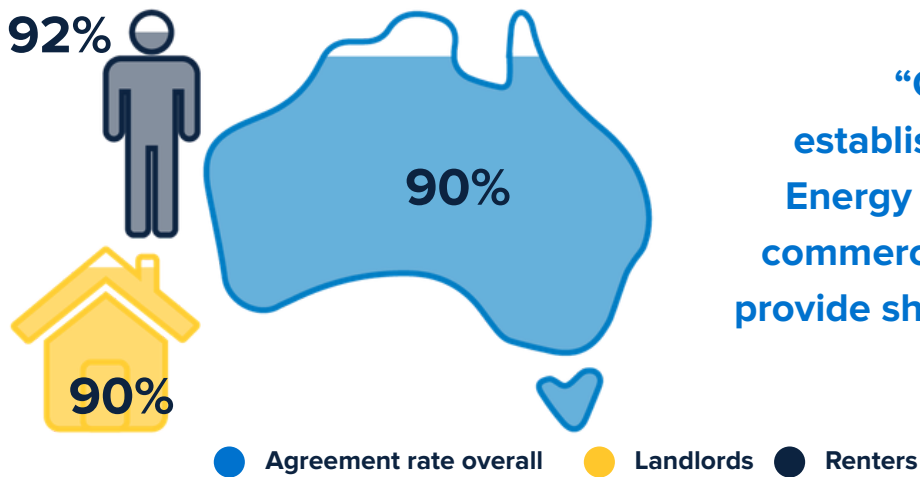
Statement 20:

"Minimum energy efficiency standards should apply to all rental homes."

● Agreement rate overall ● Landlords ● Renters



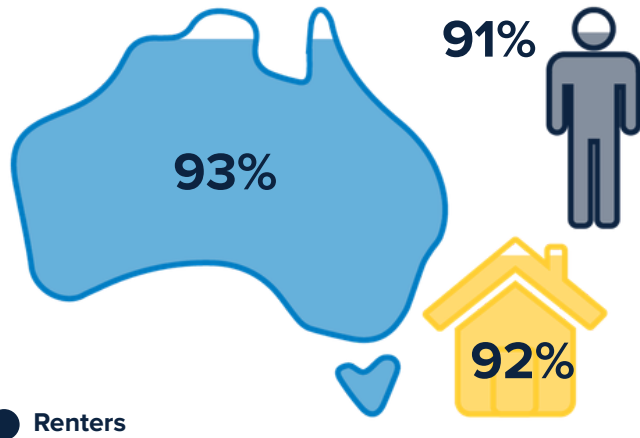
Support was also extremely strong for **shared solar solutions that go beyond individual buildings**:



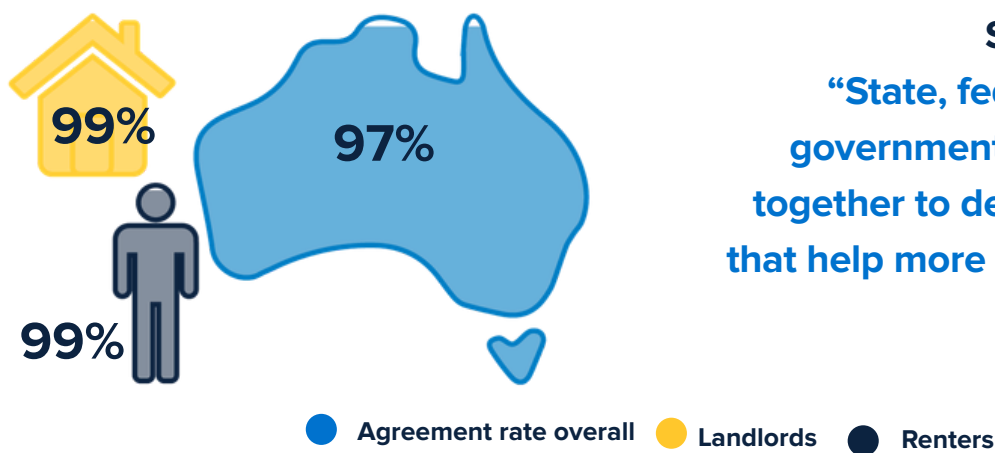
Statement 34:
“Governments should establish Urban Renewable Energy Zones and use large commercial or public roofs to provide shared solar power for renters.”

The following statement focused on **solutions for new builds** was also highly agreed upon:

Statement 51:
“All new apartments, build-to-rent homes and social/public housing should be energy efficient, all-electric, and have rooftop solar.”



The **most strongly** supported statement overall was:



Statement 48:
“State, federal and local governments should work together to deliver solutions that help more renters access solar savings.”

Recommended Solutions backed by community consensus

Australia's rooftop solar and home batteries success uptake in owner-occupied homes is the result of government incentives provided by a rebate through the Small Scale Renewable Energy Scheme (SRES), combined with electricity market rules that support home energy production and sharing. However, rental housing works differently. Landlords are expected to fund upgrades, while renters receive most of the bill savings - what's known as a 'split incentive'.

Without clear expectations or obligations in place for landlords, incentives alone are unlikely to deliver widespread uptake in rental properties.

This is why a combined 'carrot and stick' approach is recommended. The 'carrot' of tax incentives improve the financial case for landlords and support early action, while the 'stick' of minimum standards ensure progress across the whole rental market, not just in a small number of properties.

Even together, incentives and standards are not enough to solve the problem for all renters. Many apartment and high-rise residents can't access solar savings because of limited roof space. That's why System-level solutions are also needed - like Urban Renewable Energy Zones, to share solar from large commercial and public roofs with renters and apartment residents who are otherwise locked out.

The results of the *Unlock Solar for Renters Polis conversation* support national, long-term solutions capable of reaching renters at scale, to provide access to solar savings for more than seven million Australians across the rental market.

- **Government-led incentive:** accelerated depreciation for landlords to install rooftop solar and energy efficiency upgrades on rental homes
- **Government-led regulation:** minimum energy efficiency or performance standards for rental homes
- **System wide solution:** Urban Renewable Energy Zones to deliver shared solar for renters and apartment residents
- **Clean energy mandates for new builds:** consumer energy resources, full electrification and high energy efficiency as standard
- **Federal, State and Local collaboration:** all levels of government to work together to deliver solutions effectively

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1. [Household solar electricity generation in the Australian national accounts](#) (2025). ABS

2. [Solar](#), (2025). NSW Climate & Energy Action

3. [Small-Scale Installation Postcode Data](#), 15.01.2026 Commonwealth Energy Regulator

4. Dehghanimadvar M, Roberts M, Bruce A, Egan R, [Rooftop solar potential of Australian housing stock by tenure and dwelling type](#) (2024). Solar Citizens / APVI.

