



FAQs

About Solar Energy

How does community solar work?

Community solar farms are owned and operated by developers like Catalyze, utility companies, or community organizations. Interested individuals can subscribe or purchase a share or portion of the solar project's electricity output. Each participant's subscription is usually based on the amount of electricity they expect to consume or a percentage of the solar farm's total output.

My region is sometimes overcast. Does solar still make sense?

Yes. It is a common misconception that solar only works well in climates where there is abundant sunshine. Solar panels do not require perfectly sunny weather to generate electricity. Solar technology continues to become more efficient, enabling projects to generate in the absence of direct sunlight.

Can solar projects be located out of sight of homes and businesses?

We take great care in locating and designing projects to minimize impacts to land and residences, and there are several factors to siting a solar farm effectively. When designed effectively, a solar farm will not change the look or feel of a community. At only 8-12 feet high, solar arrays have a low profile and Catalyze invests in enhancing the surrounding landscaping to help the project naturally blend in with its surroundings.

Will building a project on farmland take the land out of production?

Solar projects complement agriculture by helping farmers hedge commodity price shifts, generate a guaranteed cash flow, and protect their way of life. Solar lease agreements include a binding commitment that project owners will return land to its prior use once a project has completed its useful life. Additionally, native grasses or wildflowers are typically planted, which improve soil and water quality.

Will living near a solar farm affect the value of my property?

Numerous studies have shown that clean energy projects do not reduce local property values. For example, property valuation experts from CohnReznick* have studied the value of properties that adjoin solar farms and concluded that the farms do not adversely affect the property values in either the short or long term.

Are there any community benefits to hosting a solar project?

Yes, Community Solar projects lower electricity bills for local participants, provide economic growth and increase energy independence for communities.

Do solar panels create glare?

No, solar panels are designed to absorb sunlight and not reflect it.

Do solar projects create sound?

No, solar farms do not create sound that's audible outside the project. Additionally, solar projects use minimal water and do not generate any type of air, water, or ground pollution.



About Catalyze

Founded in 2017, Catalyze is a national independent power producer that develops, finances, owns, and operates integrated renewable assets. Our mission is to accelerate the large-scale transition to clean, renewable energy by making it easy and profitable to integrate smart energy resources into new and existing infrastructure.

Interested in leasing your land for solar?

GET A FREE CONSULTATION ON A SOLAR LAND LEASE WITHOUT ANY OBLIGATIONS.

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Learn More About Solar Energy

Solar Energy Industries Association: www.seia.org

*CohnReznick Study: www.mcleancountyil.gov



Leasing Your Land for Solar



Working in close collaboration with landowners, farmers, and local communities, we believe in developing clean energy projects that provide positive benefits for all.



A Partnership You Can Rely On

Developing community scale solar is a complicated business endeavor. At Catalyze, we'll handle everything – starting with the development process through to operating and maintaining the site – all while respecting your wishes and minimizing disturbance to existing activities on your land.

6,600

U.S. homes
powered by
Catalyze projects

1,350

acres under
lease

17

Catalyze projects
in operation

The Solar Farm Process

We invest significant time, resources, and due diligence throughout the four phases of a solar farm project. A dedicated project manager will oversee end-to-end project management and ensure the solar farm co-exists with farming or land use and have minimum land impact.

- 1 Development Phase** – planning, permitting and regulatory matters could take anywhere from 1-1.15 years
- 2 Construction Phase** – installation of solar panels and supporting infrastructure can last between 6-12 months
- 3 Operations Phase** – solar panels are actively producing energy for anywhere from 25-30 years, depending on the lease agreement
- 4 Decommissioning Phase** – the solar panels and supporting structures will be removed and the property restored to its original condition pre-lease or there may be an option to extend the lease



Is Your Property Suitable for Solar?

A number of factors are considered to identify suitable solar project locations:

- Close proximity to utility infrastructure** – solar projects require access to utility power lines
- Topography** - flat land parcels away from inclines are best
- Existence of wetlands or floodplains** – there are federal restrictions on placing solar developments in 100 and 500 year floodplains or too close to wetlands
- Amount of land available** – 4 to 6 acres are generally required for every megawatt of solar

What Might Your Property Be Worth?

Catalyze typically leases land over a period of 20 years, with two 5 year extensions. The lease will specify a rental rate on a per-acre basis, with an annual escalation factor to account for future inflation. Determining an appropriate rental value for land is influenced by a range of factors, including the cost of connecting to the grid, the capacity of the line to accommodate additional electricity, ease of construction, and the local market for renewable energy. Given these factors, solar lease rates will range from \$25,000 to \$50,000.

