

Solar Leasing Contracts

A Guide for Wisconsin Farmers and Rural Landowners

Wisconsin farmers and rural landowners may have the opportunity to lease their land for solar developments. Land leasing for solar projects can provide guaranteed income, but there are important items to consider when negotiating with a solar developer.

Gain A Thorough Overview of Solar Leasing Norms in Wisconsin

UW-Madison Division of Extension has created guides and resources to help farmers and rural landowners effectively partner with an attorney and understand key leasing topics and terms, including common contractual terms and conditions included in solar lease agreements. This is not a substitute for hiring legal counsel.

Land Leasing Guide

Learn about important items for landowners considering leasing or negotiating with a solar developer. Topics include:

- Who is the developer, what is their track record, and do their goals align with your vision for the land?
- How long is the term of the agreement, and can it be terminated early?
- How much is the developer offering to pay during the permitting, construction, and operational phases?
- What is the payment structure? Is that in line with average leasing payments?
- Additional items to consider include legal liability, tax implications, and local regulations.



Conversations with Solar Developers: A Companion Worksheet

The companion worksheet is for landowners considering leasing their land for large-scale solar developments and can help document important information and questions about proposed projects during conversations with solar developers or others. This information will be useful to provide to your attorney when reviewing lease agreements provided by developers.



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Download Guide and Worksheet

at go.wisc.edu/solarguide.

