

CHAPTER 500

ESTATES IN REAL PROPERTY

500.30 SOLAR OR WIND EASEMENTS.

500.30 SOLAR OR WIND EASEMENTS.*[For text of subds 1 and 1a, see M.S.2006]*

Subd. 2. **Like any conveyance.** Any property owner may grant a solar or wind easement in the same manner and with the same effect as a conveyance of an interest in real property. The easements shall be created in writing and shall be filed, duly recorded, and indexed in the office of the recorder of the county in which the easement is granted. No duly recorded easement shall be unenforceable on account of lack of privity of estate or privity of contract; such easements shall run with the land or lands benefited and burdened and shall constitute a perpetual easement, except that an easement may terminate upon the conditions stated therein or pursuant to the provisions of section 500.20. A wind easement, easement to install wind turbines on real property, option, or lease of wind rights shall also terminate after seven years from the date the easement is created or lease is entered into, if a wind energy project on the property to which the easement or lease applies does not begin commercial operation within the seven-year period.

*[For text of subds 3 to 5, see M.S.2006]***History:** 2007 c 136 art 4 s 15