



Thailand Removes Statutory Requirements for Rooftop Solar Panel Installations

Thailand has introduced a major regulatory reform aimed at accelerating the adoption of renewable energy by removing statutory requirements for rooftop solar panel installations. The reform significantly reduces administrative burdens for both individuals and businesses and reflects the government's broader commitment to sustainability, energy efficiency, and climate policy objectives.

Previously, rooftop solar installations were regulated under Ministerial Regulation No. 11 (B.E. 2528) issued pursuant to the Building Control Act. Under that framework, residential buildings were exempt from being classified as "building modifications" requiring a construction permit only if the installed area did not exceed 160 square metres and the total weight of the panels remained below 20 kilograms per square metre. Even where these conditions were met, building owners were still required to obtain a structural integrity assessment certified by a licensed civil engineer and to notify the relevant local authority prior to installation. In practice, these requirements often created delays, additional costs, and compliance uncertainty, particularly for small-scale solar projects.

To address these obstacles, Ministerial Regulation No. 72, issued under the Building Control Act and published in the Royal Gazette on 19 November 2025, introduces a far more streamlined regime. The new regulation removes the previous limitations on building type and installation area, abolishes the requirement for a structural integrity assessment by a licensed engineer, and eliminates the obligation to notify local authorities before installation. As a result, rooftop solar panel installations on all types of buildings, including residential properties, commercial buildings, and factories, are no longer classified as building modifications, provided that the total installation weight does not exceed 20 kilograms per square metre.

This reform has significant practical implications. By eliminating permit-related and engineering certification requirements, the government has materially reduced the cost and time associated with rooftop solar projects. Businesses operating energy-intensive facilities, such as factories and large commercial buildings, are now better positioned to install solar systems to manage electricity costs and improve energy resilience. At the same time, the simplified process supports corporate environmental, social, and governance (ESG) initiatives and aligns with Thailand's long-term climate and renewable energy goals.

In practical terms, the new regulation signals a clear policy direction: solar rooftop installations are no longer treated as exceptional construction activities but as standard energy infrastructure. Companies and property owners are therefore encouraged to reassess the feasibility of rooftop solar projects, particularly where previous regulatory complexity may have deterred investment.

Should you have any question, please do not hesitate to contact us via info@bgloballaw.com

