212 MIZELLE MEADOW CT · HOLLY SPRINGS, NC 27540

Rooftop solar, conveying with the home.

The home includes a rooftop solar system interconnected with Duke Energy in 2020 — making the new owner potentially eligible for net-metering terms that a newly installed system can no longer obtain.

ROOFTOP SOLAR · INSTALLED 2020

The system

- **~8.1 kW system** — 25 REC panels with 25 Enphase microinverters, professionally installed in 2020.
- **Microinverters** let each panel run independently — better shade performance, per-panel monitoring, and no single point of failure.

~10,200	25	2020
KWH PRODUCED IN 2025	PANELS + MICROINVERTERS	YEAR INSTALLED

GRANDFATHERED · A RATE NEW SYSTEMS CAN'T GET

Why the Duke Energy rate is the real value

- Because it was interconnected in 2020 — before Duke's October 1, 2023 cutoff — this system is on **legacy 1:1 full-retail net metering** (full retail credit for energy sent to the grid) **through December 31, 2026.**
- Starting in 2027 it moves to Duke's **Net Metering Bridge rate**: energy used on-site still offsets at full retail, while exported surplus is credited at Duke's Net Excess Energy Credit of **3.94¢/kWh** (versus an effective retail value of roughly $0.16/kWh on this home's recent bills), with a minimum monthly bill of about **$28** and **no mandatory time-of-use billing** — locked in **through August 2035** (15 years from the system's August 27, 2020 interconnection application), and this eligibility passes to a subsequent owner.
- **New solar installations can no longer get the Bridge rate after December 31, 2026** — they are placed on Duke's time-of-use Residential Solar Choice plan. This home's grandfathered rate structure simply isn't available on a newly installed system.

Legacy and Bridge rate eligibility transfers to the buyer. Duke Energy's Renewable Services Center has confirmed in writing that a subsequent owner continues on the legacy 1:1 rate (Rider RNM) through December 31, 2026, then moves to the Net Metering Bridge rate (Rider NMB) for up to 15 years from the system's August 27, 2020 interconnection application — roughly through August 2035. To activate it, the buyer opens their new Duke account and files a $50 Transfer of Ownership application; the seller provides the original paperwork and Duke's written confirmation.

Production and bill figures are drawn from the current owner's Duke Energy billing history and Enphase production monitoring. Net-metering terms are governed by Duke Energy Progress Riders RNM and NMB (NC) and the NC Utilities Commission's Order in Docket E-100 Sub 180, and are subject to change. Both riders extend eligibility to “subsequent owners of the installed generation system,” which Duke Energy's Renewable Services Center has confirmed in writing; the buyer must file a $50 Transfer of Ownership application on their new account to activate it. Rider eligibility remains subject to Duke's published capacity limits, and modifying or expanding the system may change the applicable rider and its terms. Buyers should confirm current terms directly with Duke Energy.