

Will a nearby wind farm affect my property value?

Many independent academic studies have found wind farms have little to no significant long-term effect on property values.

- » Wind energy development drives **economic development** through job growth and tax revenue for host communities, which benefits landowners and land values in the area.
- » Landowners with a wind turbine on their property receive regular lease payments that transfer with the sale of the property, **adding to its value.**
- » While some potential property purchasers might hesitate to buy land near wind turbines, academic studies show that the **positive effects** of wind energy projects either balance or **outweigh any negative effects.**
- » **A study of more than 50,000 home sales** among 27 counties in nine states found no statistical evidence that wind farms affect nearby home prices. ¹
- » **A 2010 study conducted near a wind farm in Illinois** found that property values increased after local residents had lived near the turbines and acquired more information about the aesthetic impacts on the landscape and actual noise impacts of the wind turbines. ²



Sources:

¹ A Spatial Hedonic Analysis of the Effects of Wind Energy Facilities on Surrounding Property Values in the United States. Ben Hoen, Jason P. Brown, Thomas Jackson, Ryan Wiser, Mark Thayer and Peter Cappers. Ernest Orlando Lawrence Berkeley National Laboratory, August 2013.

² Wind Farm Proximity and Property Values: A Pooled Hedonic Regression Analysis of Property Values in Central Illinois. Jennifer L. Hinman, Illinois State University Department of Economics, May 2010.