

THE RESEARCH IS CLEAR:

Wind turbines make good neighbors

Your home is one of your biggest investments, and it's smart to consider possible impacts on its value.

A variety of studies have shown there is no statistical impact on property value by the presence of wind turbines.

In fact, wind farms are supporting thousands of communities by bringing jobs and economic growth to rural areas.



I think the wind farm is great for the community.

The schools, the town, the county, they all benefit from the money they get.

-Joyce K., New York landowner

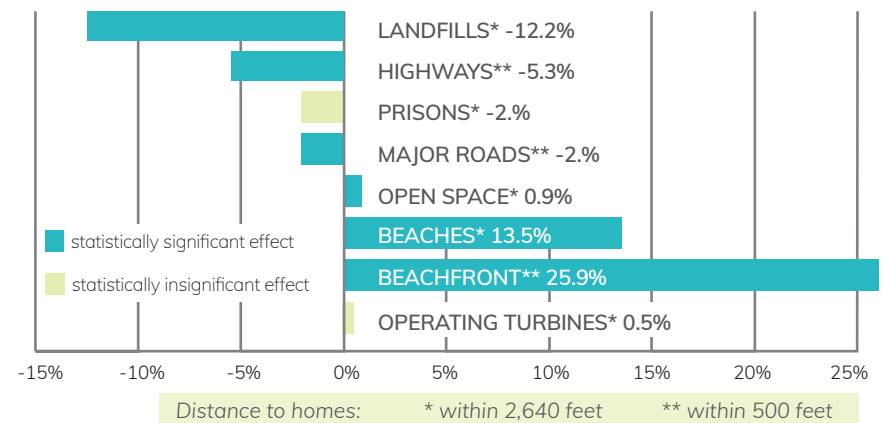


\$3.2 billion

annually will be paid by wind farms to local governments by 2050.³

This additional tax revenue from wind farms funds schools, roads, libraries, law enforcement, and more, improving the quality of life in communities that host wind farms.

Research shows that wind farms do not reduce property values¹



“A Spatial Hedonic Analysis of the Effects of Wind Energy Facilities on Surrounding Property Values in the United States”

Published in the *Journal of Real Estate Finance and Economics*, 2013²

Study Design:

- More than 50,000 home sales within 10 miles of a wind farm.
- 27 counties across 9 states.

Findings:

- No statistical evidence that home prices were affected after the announcement or construction of a wind farm.
- No statistical evidence of homes within 1 mile of a turbine selling for less than homes between 3 and 10 miles from turbines.

¹ Atkinson-Palombo, C., & Hoen, B. 2014. *Relationship Between Wind Turbines and Residential Property Values in Massachusetts*. Lawrence Berkeley National Laboratory.

² Hoen, B., Wiser, R., Cappers, P., Brown, J. P., Jackson, T., & Thayer, M.A. 2013. *A Spatial Hedonic Analysis of the Effects of Wind Energy Facilities on Surrounding Property Values in the United States*. *Journal of Real Estate Finance and Economics*, 51(1).

³ U.S. Department of Energy. *Wind Vision*.



“Wind Energy Facilities and Residential Properties: The Effect of Proximity and View on Sales Prices”

Published in the *Journal of Real Estate Research*, 2009⁴

Study Design:

- 7,459 sales of single-family homes within 10 miles of a wind facility.
- 24 wind facilities across 9 states.

Findings:

- No evidence of widespread property value impacts.
- View of turbines had no statistically significant impact on home sales prices.
- Distance from turbines had no statistically significant impact on home sales prices.

The turbines are just part of the landscape.

They don't bother me a bit. I don't think people see them anymore. It's a non-factor.

-Mike B., Ohio landowner



>120,000 jobs

created by wind power in the U.S.⁷ The family-wage jobs at wind farms cannot be outsourced and can help attract families to wind farm communities.



\$706 million

paid in lease payments to families by wind farm operators in 2019.⁷ Wind farm lease and easement payments are a stable source of income that can make land more valuable.

“The Effects of Wind Turbines on Property Values in Ontario: Does Public Perception Match Empirical Evidence?”

Published in *Canadian Journal of Agricultural Economics*, 2014⁵

Study Design:

- 5,414 rural residential sales.
- 1,590 farmland sales.

Findings:

- No statistically significant impact on rural residential sales.
- No statistically significant impact on farmland sales.

“The Windy City: Property Value Impacts of Wind Turbines in an Urban Setting”

Published in *Energy Economics* 2014⁶

Study Design:

- 48,554 single-family, owner-occupied Rhode Island home sales within 5 miles of a turbine site.
- 3,254 single-family, owner-occupied Rhode Island home sales within 1 mile of a turbine site.

Findings:

- No statistically significant impacts on house prices near turbines.
- No statistically significant impacts on house prices with substantial views of turbines.

⁴ Hoen, B., Wiser, R., Cappers, P., Thayer, M.A., & Sethi, G. (2009). [Wind Energy Facilities and Residential Properties: The Effect of Proximity and View on Sales Prices](#). *Journal of Real Estate Research*, 33(3), 276-316.

⁵ Vyn, R., & McCullough, R. (2014). [The Effects of Wind Turbines on Property Values in Ontario: Does Public Perception Match Empirical Evidence?](#) *Canadian Journal of Agricultural Economics*, 62(3).

⁶ Lang, Opaluch, & Sfinarolakis. (2014). [The windy city: Property value impacts of wind turbines in an urban setting](#). *Energy Economics*, 44(C), 413-421.

⁷ [American Wind Energy Association, U.S. Wind Industry Annual Market Report, 2019.](#)