

WIND ENERGY AND PROPERTY VALUES

As the development of utility-scale wind energy projects has become more prevalent in this country, concerned communities have asked how these projects would affect their property values. Researchers have been working hard to scientifically answer this question. In 2013, the Lawrence Berkeley National Laboratory (LBNL) completed the most extensive study to date on property transactions near wind farms. Its conclusion?

“... The core results of our analysis consistently show no sizable statistically significant impact of wind turbines on nearby property values.”

—2013 Study by Lawrence Berkley National Laboratory

About the Study

Researchers analyzed 51,276 home sales near 67 wind farms in 27 counties across nine U.S. states.

- All homes were within 10 miles of wind facilities
- 1,198 sales were within one mile of a turbine
- 331 sales were within half a mile of a turbine
- Data was collected before, during, and after wind farm construction

Good News for Wind Farmers

Regardless of the type or size of wind turbine studied, researchers find no statistical evidence that home values near turbines are affected before, during or after construction.

The study data shows that statistically, even homes within half a mile of a wind turbine are not affected by its presence.



According to rural appraisers, farm acreage upon which turbines are sited often increases in value to account for the new stream of steady, long-term income the property generates through the harvesting of the wind.