

Community Wind - Property Values?

December 13th, 2021

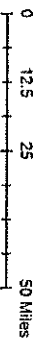
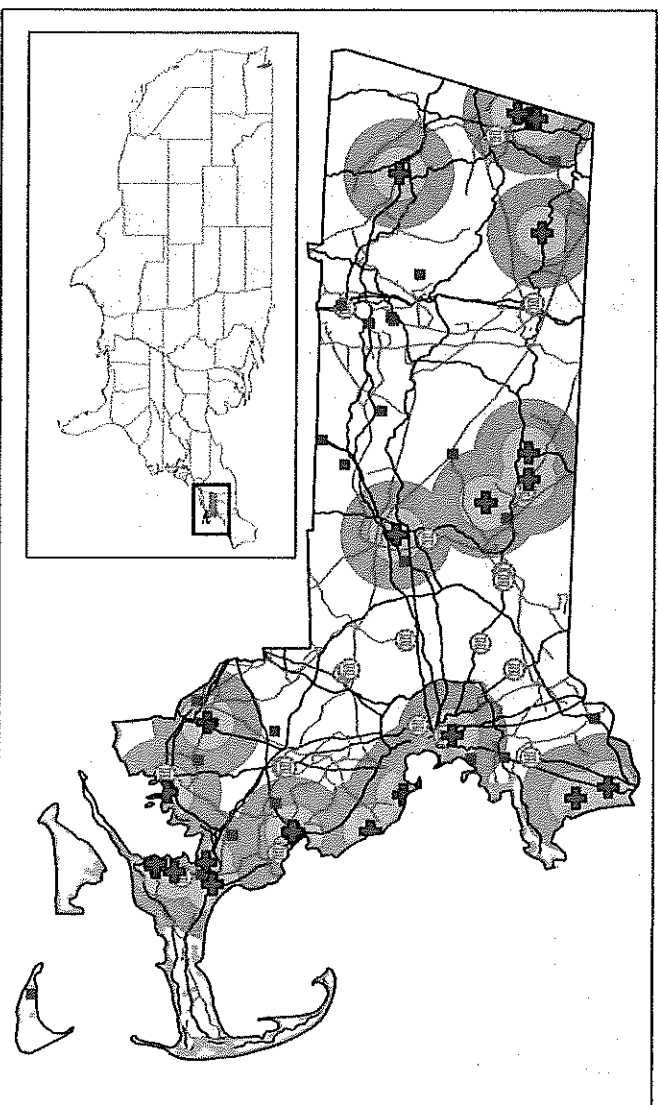


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Evidence - Community Wind - No Effect on Property Values

"Although we found the effects from various negative features (such as electricity transmission lines) and positive features (such as open space) generally accorded with previous studies, we found no net effects due to turbines in these communities. We also found no unique impact on the rate of home sales near wind turbines."

<https://puc.sd.gov/commission/docketselectric/2017/e117-055/exhibit13.pdf>



| Legend | |
|--------|--------------------------|
| | Landfills |
| | Turbines |
| | Prisons |
| | Beaches |
| | Transmission Lines |
| | Highways |
| | 5 Mile Transaction Area |
| | 10 Mile Transaction Area |

Evidence - Overall Wind - No Effect on Property Values



ELECTRICITY MARKETS & POLICY

"...We find **no statistical evidence that home values near turbines were affected** in the post-construction or post-announcement/pre-construction periods. Previous research on potentially analogous disamenities (e.g., high-voltage transmission lines, roads) suggests that the property-value effect of wind turbines is likely to be small, on average, if it is present at all, potentially helping to explain why **no evidence of an effect was found in the present research.**"

Abstract:

<https://emp.lbl.gov/publications/spatial-hedonic-analysis-effects-wind>

Report link: <https://eta-publications.lbl.gov/sites/default/files/bnl-6362e.pdf>

