

WIND FACTS



# PROPERTY VALUES

Wind energy is generating clean electricity, new jobs and economic development opportunities in communities across the country. While wind energy has enjoyed growing success in many countries for several decades, it is a relatively new contributor to the power system here in Canada. As such, it is natural for people to ask questions. As a responsible industry, we are committed to ensuring Canadians have the most up-to-date factual information on wind energy.



## Wind Energy: Providing Significant Local Economic Benefits

There are a number of factors that impact property values and it is difficult to isolate the potential impact of any single variable. What we do know is that multiple studies have consistently found no evidence that wind energy projects around the world are negatively impacting property values. In fact, wind energy projects provide new sources of stable revenue for municipalities and landowners in the form of taxes and lease payments.

A 2010 study conducted in Chatham-Kent, Ontario, found there was no statistically relevant relationship between the presence of a wind project and negative effects on property values.<sup>1</sup>

*(continued on next page)*



WINDVISION 2025  
POWERING CANADA'S FUTURE

[www.canwea.ca](http://www.canwea.ca)



canwea

CANADIAN WIND ENERGY ASSOCIATION | ASSOCIATION CANADIENNE DE L'ÉNERGIE ÉOLIENNE

A similar analysis by the US Department of Energy's Lawrence Berkeley National Laboratory found that proximity to wind energy facilities does not have a pervasive or widespread adverse effect on the value of nearby homes. Researchers examined 7,500 single-family property sales between 1996 and 2007, covering a time span from before the wind farms were announced to well after construction and operation. <sup>2</sup>

A 2010 study looking at property values near the 396 MW Twin Groves Wind Farm in Illinois found prices were negatively affected **before** the wind farm was built, but rebounded **after** it was in place. <sup>3</sup>

## WHAT DO THE EXPERTS SAY?

*"The Board finds there is no evidence to allow the Board to conclude that since the construction of the wind farm properties on what [the landowner] defines as the west side of the Island have sold for less than properties on the east side."*

*Assessment Review Board. Commission de révision de l'évaluation foncière. File No: WR 113994. Municipality: Township of Frontenac Islands*

*"Based on the data sample and analysis presented here, no evidence is found that home prices surrounding wind facilities are consistently, measurably, and significantly affected by either the view of wind facilities or the distance of the home to those facilities."*

*The Impact of Wind Power Projects on Residential Property Values in the United States: A Multi-Site Hedonistic Analysis*

*"In the study area, where wind farms were clearly visible, there was no empirical evidence to indicate that rural residential properties realized lower sales prices than similar residential properties within the same area that were outside the viewshed of a wind turbine."*

*Wind Energy Study – Effect on Real Estate Values in the Municipality of Chatham-Kent*

*"During the operational stage of the wind farm project, when property owners living close to the wind turbines actually had a chance to see if any of their concerns materialized, property values rebounded."*

*Wind Farm Proximity and Property Values: A Pooled Hedonistic Regression Analysis of Property Values in Central Illinois*

### Sources:

1. Wind Energy Study - Effect on Real Estate Values in the Municipality of Chatham-Kent (Canning Consultants Inc. and John Simmons Realty Services Ltd., February 2010)
2. The Impact of Wind Power Projects on Residential Property Values in the United States: A Multi-Site Hedonistic Analysis (Ben Hoen, Ryan Wiser, Peter Cappers, Mark Thayer, and Gautam Sethi, December 2009)
3. Wind Farm Proximity and Property Values: A Pooled Hedonistic Regression Analysis of Property Values in Central Illinois (Jennifer L. Hinman, May 2010)



**WINDVISION 2025**  
POWERING CANADA'S FUTURE

[www.canwea.ca](http://www.canwea.ca)



**canwea**

CANADIAN WIND ENERGY ASSOCIATION | ASSOCIATION CANADIENNE DE L'ÉNERGIE ÉOLIENNE