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Solar Farms and Property Values

Solar farms do not decrease property values

Recent studies of the effect solar farms have on property values show that there is no discernable impact to property values when solar farms are located near residential, agricultural or industrial properties.[1, 2] Detailed property valuation studies in North Carolina,[3] Illinois, and Indiana,[4] including interviews and surveys of real estate agents and county assessors, have all found no effect on property values from utility-scale solar farms.

These findings are similar to those of property values and wind farms. Lawrence Berkley National Laboratory conducted a study of more than 50,000 home sales proximate to 67 wind facilities in 27 counties across nine U.S. states.[5] The researchers found no measurable impact of proximity to wind turbines on home sales.

Moreover, studies have found that there are substantial benefits flowing to the communities where solar farms locate. A report by the University of North Carolina examined the economic impact of more than 100 solar projects in over 50 counties, finding that solar farms have increased the tax revenue from agricultural property by between 1,000 and 10,000 percent.[6]

[1] CohnReznick, LLP. May 2018. "Property Value Impact Study." http://www.co.kendall.il.us/wp-content/uploads/Attachment-29-Property-Value-Study.pdf.
[2] Kirkland Appraisals, LLC. April 2018, "Flatwood Solar Impact Study." http://www.chathamnc.org/home/showdocument?id=39355.
[3] *Ibid.*
[4] CohnReznick, LLP. May 2018. "Property Value Impact Study." http://www.co.kendall.il.us/wp-content/uploads/Attachment-29-Property-Value-Study.pdf.
[5] Hoen, B. et al. 2013. "A Spatial Hedonic Analysis of the Effects of Wind Energy Facilities on Surrounding Property Values in the United States." Lawrence Berkeley National Laboratory, LBNL-6362E. http://emp.lbl.gov/sites/all/files/lbnl-6362e.pdf.
[6] Davidson, A. et al. 2015. "Analyzing the Impact of Utility-scale Solar Installations on Local Government Revenue in Counties Across North Carolina." University of North Carolina, ENEC 698 Capstone Project. https://ie.unc.edu/files/2015/12/capstone_ENEC698Fall15FinalPaper.pdf.