

Property Values

February 26, 2015

Save Ontario Shores (SOS) is aware of comments made in public arenas regarding property values and no reduction in property values in the vicinity of Industrial Wind Turbine Emplacements. This posting addresses positions by APEX and others that property values are unaffected by Industrial Wind Turbine Emplacements.

APEX and other "Pro-Big Wind" organizations cite studies such as Berkeley Labs Hedonic Analysis and Study of the University of Guelph, Ont. (UG-O), stating that Wind turbine developments have no effect on property values of nearby homes and farms.

SOS offers the following:

In fact, there are numerous studies that refute the UG-O view.

Namely, the independent, 2011 Clarkson University Study (Values in Wind: A Hedonic Analysis of Wind Power Facilities Heintzleman/Tuttle), states in its abstract:

The siting of wind facilities is extremely controversial. This paper uses data on 11,331 property transactions over 9 years in Northern New York to explore the effects of new wind facilities on property values. We use a fixed effects framework to control for omitted variables and endogeneity biases. We find that nearby wind facilities significantly reduce property values in two of the three counties studied. These results indicate that existing compensation to local homeowners/communities may not be sufficient to prevent a loss of property values.

In addition, the 2009 post siting-impact study performed by Appraisal Group One (AGO) in Dodge and Fond Du Lac Counties, Wisconsin concludes:

After reviewing articles and studies on wind energy, wind turbines appear to have a negative impact on the property values, health, and quality of life of residents in close proximity. Of the studies that found no impact on property value, nearly all were funded by wind farm developers or renewable energy advocacy groups. Of the studies and reports showing property loss, the average negative effect is -20.7%.

It is equally reasonable to conclude that some residents in close proximity to wind turbines experience genuine negative health effects from Low Frequency Noise, infrasound and blade flicker. Of the studies and reports cited, an average setback of little over a mile should significantly lessen detrimental health effects. In addition to noise and flicker issues, disrupted TV and cell phone receptions contribute to negatively impact the quality of life for residents living in close proximity to wind turbines.

One need look no further than Wyoming County, or Wolfe Island on the St. Lawrence River (Watertown Daily Times June 1, 2014) to understand the negative impact on property values of Industrial Wind Turbine Emplacements.

Lastly, a multitude of good information is available regarding the deleterious effects on property values, environment, wildlife and social fabric of Industrial Wind Turbine Emplacements (www.lakeontarioturbines.com).

Thank you

John Riggi

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