

PROPERTY VALUES

Do utility-scale solar projects decrease property values?

Large solar projects often have no negative impact on property values. In some cases, they may even have tangible positive effects. Proximity to solar farms does not negatively impact the sales of agricultural or residential land or deter its purchase.¹ Utility-scale solar is a community-builder, providing millions of dollars of tax revenue and land-lease payments to farmers, ranchers and landowners across the nation. On residential properties, installation of rooftop solar panels can drive the value of a home up to 4.1% higher than it would have been without the project.²

What is a property value guarantee?

Property value guarantees require developers to pay a landowner the difference between their anticipated property value without a solar farm and the resulting property value with one in place when they sell their land.

This is meant to ensure that landowners do not lose money on their property as a result of a solar development, but creates an unnecessary obstacle and sets an overly-regulatory precedent because solar farms do not lower property values.³

"Examining property value in states across the United States demonstrates that large-scale solar arrays often have no measurable impact on the value of adjacent properties, and in some cases may even have positive effects."

SEIA, JULY 2019



What are setbacks and screening?

Solar setbacks are distancing requirements that separate solar projects from residences and private property, and screening provides visual cover of a solar project, minimizing disruption to surrounding scenery, especially in historic areas. Both screening and setback requirements are typically determined locally, allowing communities to determine the best practices for their area and landscape.⁴ While it is beneficial to regulate

these factors for safety and consistency, it is important to note that excessive requirements for distancing setbacks and visual screening are unnecessary due to the lack of negative impact that solar farms have on property value. Over-regulation can be detrimental to our ability to develop vital solar projects.⁵

1 "Solar & Property Value." SEIA - Solar Energy Industries Association, July 2019, www.seia.org/research-resources/solar-property-value

2 Mikhitarian, Sarah. "Homes With Solar Panels Sell for 4.1% More." Zillow Research, Zillow, 16 Apr. 2019, www.zillow.com/research/solar-panels-house-sell-more-23798/

3 Ibid. Footnote 1

4 "Solar Energy: SolSmart's Toolkit for Local Governments. Planning, Zoning, & Development." SolSmart, U.S. Department of Energy Solar Energy Technologies Office, <https://solsmart.org/solar-energy-a-toolkit-for-local-governments/planning-zoning-development/>.

5 "Renewable Energy Ordinance Framework." Dvrpc.org, Delaware Valley Regional Planning Commission, Feb. 2015, www.dvrpc.org/EnergyClimate/ModelOrdinance/Solar/pdf/2016_DVRPC_Solar_REOF_Reformatted_Final.pdf.

6 PHOTO: Cypress Creek Renewables

Endnotes

1 “Solar & Property Value.” SEIA - Solar Energy Industries Association, July 2019, www.seia.org/research-resources/solar-property-value

2 Mikhitarian, Sarah. “Homes With Solar Panels Sell for 4.1% More.” Zillow Research, Zillow, 16 Apr. 2019, www.zillow.com/research/solar-panels-house-sell-more-23798/

3 Ibid. Footnote 1

4 “Solar Energy: SolSmart’s Toolkit for Local Governments. Planning, Zoning, & Development.” SolSmart, U.S. Department of Energy Solar Energy Technologies Office, <https://solsmart.org/solar-energy-a-toolkit-for-local-governments/planning-zoning-development/>.

5 “Renewable Energy Ordinance Framework.” Dvrpc.org, Delaware Valley Regional Planning Commission, Feb. 2015, www.dvrpc.org/EnergyClimate/ModelOrdinance/Solar/pdf/2016_DVRPC_Solar_REOF_Reformatted_Final.pdf.

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