

Correcting the Myth that Solar Harms Property Value

It is a common misconception that ground mounted solar farms decrease nearby property values.

- 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.
- Proximity to solar farms does not deter the sales of agricultural or residential land.
- Large solar projects have similar characteristics to a greenhouse or single-story residence. Usually no more than 10 feet high, solar farms are often enclosed by fencing and/or landscaping to minimize visual impacts.



Vegetative screening will grow to obscure panels from the road and nearby homes, when desired.

Photo Credit: Borrego Solar

The Numbers

- A study conducted across Illinois determined that the value of properties within one mile *increased* by an average of 2 percent after the installation of a solar farm.¹
- An examination of 5 counties in Indiana indicated that upon completion of a solar farm, properties within 2 miles were an average of 2 percent *more* valuable compared to their value prior to installation.²
- An appraisal study spanning from North Carolina to Tennessee shows that properties adjoining solar farms match the value of similar properties that do not adjoin solar farms within 1 percent.³

| Paired Sale Analysis: Solar Farms and Adjoining Land | | |
|--|--|------------------------------|
| | Potentially Impacted by Solar Farm | Adjusted Median Price Per SF |
| Control Area Sales (5) | No: Not adjoining solar farm | \$79.95 |
| Adjoining Property 10 (Test Area) | Yes: Solar Farm was completed by the sale date | \$82.42 |
| Difference | | 3.09% |

Various studies have shown that solar can potentially have a positive impact on adjoining property value. The above table references one of many in a report written by CohnReznick.⁴

¹ Kirkland, Richard C. *Grandy Solar Impact Study*. Kirkland Appraisals, 25 Feb. 2016, kirklandappraisals.com.

² Lines, Andrew. "Property Impact Study: Solar Farms in Illinois." *Mcleancounty.gov*, Nexia International, 7 Aug. 2018, illinoissolar.org/resources/Documents/Large%20Scale%20Solar%20Facts.pdf.

³ McGarr, Patrick. Property Value Impact Study. Cohn Reznick LLP Valuation Advisory Services, 2 May 2018.

⁴ <http://www.co.kendall.il.us/wp-content/uploads/Attachment-29-Property-Value-Study.pdf>

Harmony with Nearby Residential and Agricultural Property

1. **Appearance:** Large solar projects have similar characteristics to a greenhouse or single-story residence. Usually no more than 10 feet high, solar farms are often enclosed by fencing and/or landscaping to minimize visual impacts.
2. **Noise:** Solar projects are effectively silent. Tracking motors and inverters may produce an ambient hum that is not typically audible from outside the enclosure.
3. **Odor:** Solar projects do not produce any byproduct or odor.
4. **Traffic:** Solar projects do not attract high volumes of additional traffic as they do not require frequent maintenance after installation.
5. **Hazardous Material:** PV modules are constructed with the solar cells laminated into polymers and the minute amounts of heavy metals used in some panels cannot mix with water or vaporize into the air. Even in the case of module breakage, there is little to no risk of chemicals releasing into the environment.⁵



A ground-mounted solar system sited in a rural area.

Credit: Blattner

⁵ "Clean Energy Results, Questions and Answers, Ground Mounted Solar Photovoltaic Systems." Energy Center, June 2015. <http://www.mass.gov/eea/docs/doer/renewables/solar/solar-pv-guide.pdf>