

# Solar Energy & Property Value

**Solar farms do not negatively affect property value and can even produce economic advantages.**

## **Solar energy creates opportunities for landowners and local communities, particularly in rural areas.**

A common misconception, however, is that solar farms negatively affect property values.

In fact, several studies indicate that solar farms have no meaningful negative impact on adjacent property values and in some cases even improve it.



## **Little — & Sometimes Positive — Effect on Property Value**

Although it can vary by location, solar farms have largely been found to have negligible impact on home prices.<sup>1</sup> Studies also indicate that solar farms do not negatively affect nearby agricultural land values.<sup>2</sup> That said, every community and property is different, so it is hard to draw individual conclusions from large studies. In some cases, for instance, **nearby property values have been found to increase after a solar farm went into operation.**

Some features of solar facilities may be associated with positive impacts, such as the added presence of trees or other visual barriers around the panels. Also, because solar facilities last at least 30 years, residents are assured that nearby land won't be redeveloped for an unfavorable use. Meanwhile, after construction of a solar farm, agricultural land that is located near transmission infrastructure may increase modestly in value.<sup>3</sup>



## **The Right Project in the Right Place**

Farming areas are perfect for solar installments, which can be surrounded by vegetation and can even increase the yield of certain crops and reduce operations costs.<sup>2</sup>

**RWE takes a responsible approach when choosing sites for solar projects,** making sure the location is suitable and the project will benefit you and your local community.



## **Community Economic Benefits**

Solar projects bring valuable jobs and additional tax revenue to communities while offering landowners the opportunity to reinvest land-lease income in their own operations. **Construction of solar farms also gives local economies a boost** by sourcing services and supplies from nearby businesses.



## Solar Energy & Property Value: Facts to Know

# \$739M

Solar projects contributed \$739 million in local taxes and landowner payments in 2021 alone.<sup>4</sup>

# 253K

The solar industry employs 253,000 people across the U.S.<sup>4</sup>

“Across many samples and specifications, we find no direct negative or positive spillover effect of a solar farm construction on nearby agricultural land values.”

Dr. Nino Abashidze, Georgia Institute of Technology<sup>5</sup>

“Researchers have found larger negative effects for homes located near confined animal feeding operations, landfills, fossil fuel plants and highways [as compared to solar farms].”

Ben Hoen, Lawrence Berkeley National Laboratory<sup>6</sup>

### About RWE

RWE is one of the largest global players in renewable energy. In the U.S., RWE operates a portfolio of 9+ GW installed capacity of onshore wind, solar and battery storage and is a preferred partner for communities, offtakers and suppliers. Learn more at: [americas.rwe.com](https://americas.rwe.com)

1. “An Exploration of Property-Value Impacts Near Utility-Scale Solar Installations” | Dr. Varun Rai
2. “Growing Crops Under Solar Panels? Now There’s a Bright Idea” | WIRED
3. “Property Values and Utility-Scale Solar Facilities” | American Clean Power Association

4. “Utility-Scale Solar Power Facts” | American Clean Power Association
5. “Utility-Scale Solar Farms and Agricultural Land Values” | University of Wisconsin Press
6. “Do Solar Farms Affect Property Values? Not in Many Cases” | USA Today