

Property Values and Transmission Lines

The effect of transmission lines on property values is a common concern for nearby homeowners. Numerous studies have concluded that impacts to property values are usually less than anticipated and often impossible to quantify due to the large variety of relevant market factors, including the timing of a property's sale.



Many homeowners are concerned about the impact that proximity to transmission lines may have on their property values. The most common concerns are the aesthetics of transmission line infrastructure and the potential for electric and magnetic fields (EMF) to affect human health and safety.

Many people believe that transmission lines are unattractive, and worry that potential buyers will be less likely to want a property with a view of transmission lines. This is especially true of properties adjacent to transmission line projects being constructed within new rights-of-way. Additionally, many homeowners are concerned that high-

voltage transmission lines may pose a health hazard to humans and animals due to EMF. Extensive studies have been conducted on the effects of EMF on human health over the last three decades, and to date there is no conclusive evidence that the EMF from transmission lines poses a health hazard. Another concern related to proximity to transmission lines includes noise, referred to as corona discharge noise.

In reality, the effects of transmission lines on property values are difficult or impossible to quantify. This is because a multitude of factors influence a property's market value, including proximity to schools and parks, road accessibility, neighborhood perceptions, and topography. Age, square footage, condition, and design of the structure also directly influence the market value of a property, and market forces such as a buyer's market or a seller's market impact the selling price of a property as well. The effect a transmission line project has on property values can be significantly reduced or eliminated by setback distance, intervening landscaping, shielding of visual and aural effects, and integration of the transmission corridor into the neighborhood. Recent studies analyzing the effect of transmission lines on property values have had difficulty isolating these effects from the innumerable other factors. These studies have concluded that transmission lines alone typically do not have a significant negative impact on property values.

