

PROPERTY VALUES AND HIGH VOLTAGE POWER LINES

The Myth:

Property values are not affected by overhead high voltage power lines.

The Facts:

- A British study in 2007 showed the value of properties at a distance of less than 100m from high voltage overhead transmission lines was 38% lower than comparable properties. The effect of devaluation has been seen up to 2.5km from such lines (Askon Consulting Group 2008).
- A study of agricultural properties in Canada in the mid-1980s found that the per acre values from more than 1,000 sales were 16-29% lower for properties with easements for high voltage transmission lines than for similar properties without easements (Askon Consulting Group 2008).
- For example, on the basis of the Strathcona County tax register, 2,300 homes within 800m of the Sherwood Park Greenbelt have a combined assessed value of more than \$1.2 billion. Based on a very conservative average property devaluation of 10-15%, the total devaluation would be \$120-\$180 million.



- It is important to note that homes lying immediately along EPCOR's and AltaLink's preferred route for the Heartland Transmission Line would experience property devaluations of up to 38% (comparable to devaluations in the above-mentioned 2007 British study).
- Property devaluation associated with a 500kV overhead power line would affect many more homes than would other overhead lines, because the much taller and wider 500kV towers would be visible for a far greater distance than in previous property devaluation studies conducted elsewhere.
- RETA's position is that homeowners and businesses must be fully compensated for these decreases in the value of their properties in the unfortunate event that an overhead power line is constructed near them.



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