



Property values

Do transmission lines have an effect on property values?

Landowners often ask this question, and there is no simple answer. We understand people may be concerned about the impact of new transmission lines on property values and we take those concerns seriously.

Many factors can affect market prices of real estate, including market trends, proximity to the nearest centres, proximity to existing farming operations and productivity of the soils. Market forces, such as a buyer's market, seller's market and the length of time a property has been listed can also impact a property's selling price. The existence of transmission infrastructure is only one factor out of many that would be considered by a prospective buyer. Factors that may be important and valuable to one buyer may be considered a drawback by another.

Previous studies have indicated that transmission lines have either a small, or no discernable impact on property values in urban and rural areas and that where an effect is found, it tends to diminish rapidly with distance from the line and to dissipate over time.

We can provide you with a list of studies on the subject if you are interested.

CONTACT US

1-877-267-1453
www.altalink.ca

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