

5G, Small Cells & Cell Towers Can Drop Property Values

Would you buy a home with cell antennas outside the bedroom window?



Legal filings by cities and municipalities to the FCC highlight how small cell deployment could impact aesthetics and property values.

"many deployments of small cells could affect property values, with significant potential effect..."

— Reply Comments of Smart Communities Siting Coalition (local governments and associations representing 1,854 communities) 4/7/2017, Docket No. 16-421, April 7, 2017

"Considering that the Smart Communities' prior filings show that the addition of facilities of this size diminish property values, it is strange for the Commission to assume that approval can be granted in the regulatory blink of an eye...."

"...allowing poles to go up in areas where poles have been taken down has significant impacts on aesthetics (not to mention property values)."

— *Ex Parte* Submission of Smart Communities Letter to Ms. Marlene H. Dortch, Secretary, Federal Communications Commission, September 19, 2018

"While the magnitude of the impact varies, the studies uniformly indicate that there is a significant impact on residential property values from installation of cell phone towers..."

— Report and Analysis by David E. Burgoyne, ASA, SR/WA Certified General Real Estate Appraiser to the FCC in Docket 16-421

PDF is hyperlinked. More on property values at ehtrust.org

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5G, CELL TOWERS AND WIRELESS DECREASED PROPERTY VALUE



"An overwhelming 94 percent of home buyers and renters surveyed by the National Institute for Science, Law & Public Policy (NISLAPP) say they are less interested and would pay less for a property located near a cell tower or antenna."

"of the 1,000 survey respondents, 79 % said that under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas, and almost 90% said they were concerned about the increasing number of cell towers and antennas in their residential neighborhood."

"Cell Towers, Antennas Problematic for Buyers"
— Realtor Magazine

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A study published in the Journal of Real Estate Finance and Economics found that for properties located within 0.72 kilometers [2362 feet] of the closest cell tower, property values declined 2.46% on average, and up to 9.78% for homes within tower visibility range compared to homes outside tower visibility range.

"In aggregate, properties within the 0.72-kilometer band lose over \$24 million dollars."

"In some areas with new towers, property values have decreased by up to 20%."

- **"Your new neighbor, a cell tower, may impact the value of your home"** National Business Post, 2022.

"...cell towers are concerning to many people and drop property values."

"While most states do not require disclosure of neighborhood nuisances, such as cell towers or noisy neighbors, a few states do, and more are likely to in the future."

— **Real Estate Attorney, South Florida Sun Sentinel, 2021**

The California Association of Realtors' Property Sellers Questionnaire specifically lists "cell towers" on the disclosure form for sellers of real estate.

— **Click to go to the California Association of Realtors' Property Sellers Questionnaire (p. 3-4 under K. Neighborhood)**