

# Industrial Wind Turbine Project Good Neighbor Agreement

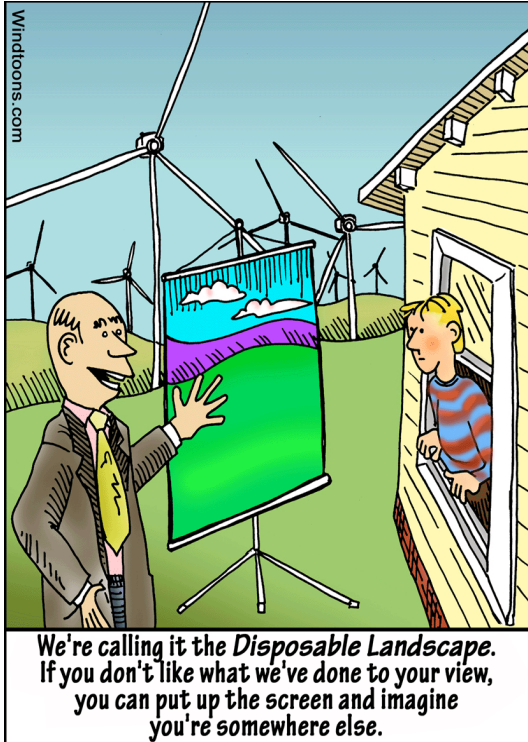
Save Our Allegheny Ridges (SOAR) [www.SaveOurAlleghenyRidges.org](http://www.SaveOurAlleghenyRidges.org) 2/13/14

A few years ago, when Iberdrola was trying to build a wind turbine project in Bedford County, Pa. the developer asked non-participating landowners to sign a "Good Neighbor Agreement." Since wind projects may sometimes be a "bad neighbor," developers will offer to pay adjacent landowners, so the landowner can't sue the developer over the following problems:

- **NOISE** – Sometimes wind turbines sound like circling jet engines that thump, thump, thump as each blade passes in front of the tower.
- **LOW-FREQUENCY VIBRATIONS** – Inaudible vibrations make some people sick.
- **VISUAL CLUTTER** - Wind turbines are huge and create clutter on the viewshed; what was once a peaceful, rural countryside is now dominated by rotating 140 ft. blades on towers that may reach 500 ft. when the blade is vertical
- **SHADOW FLICKER** - Wind turbines create shadow flicker on sunny days when the sun is behind the blades, creating a strobe effect that can be very annoying.
- **RED LIGHT DISTRICT** - Red lights on some wind turbines blink at night, per Federal Aviation Administration requirements to warn airplane pilots.
- **TV INTERFERENCE** – Signal reception can be a problem for both TVs and cell phones.
- **PROPERTY DEVALUATION** – Some homes lose property value and even become unsalable.

What does the non-participating landowner give up when a "Good Neighbor Agreement" is signed?

By signing a "**Good Neighbor Agreement**," a **legal document** that is attached to the deed and forever runs with the land...**yes, even when ownership changes**...the landowner allows the developer:



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**Bottom Line:  
Consult an attorney  
before signing!!**

runs with the land...**yes, even when ownership changes**...the landowner allows the developer:

- The right to generate audible noise above the limits of the ordinance.
- The right to cast light and shadows anywhere on the owner's property. Reasonable methods of correction will be made if shadow flicker occurs in the home.
- To test television signal strength and reception at any residence before and after the wind project is constructed. The developer will attempt to correct significant interference, such as installing signal boosters.

**In turn, the "Good Neighbor" gives up the right to:**

- Sue the wind developer over any past, present, or future claims, demands, obligations, or actions
- Sue the wind developer over any compensatory or punitive damages (both anticipated and unanticipated)
- Do anything on their property that might interfere with the construction, installation, maintenance, or operation of the wind project
- Share any financial information about the agreement, except with a legal or financial advisor

Resources:

<http://www.scribd.com/doc/207573900/Hays-Neighbor-Agreement>  
[http://www.kaplalaw.com/NAWPowerApril\\_2011.pdf](http://www.kaplalaw.com/NAWPowerApril_2011.pdf)  
<http://www.rivercitymalone.com/wind-energy/noble-3/>  
<http://wiwindinfo.net/projects/glacier.html>