



# HOUSE OF REPRESENTATIVES

2 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0002  
(207) 287-1440  
TTY: (207) 287-4469

## **Benjamin C. Hymes**

318 Birches Road  
Waldo, ME 04915  
Office: (207) 287-1440  
Cell: (207) 808-3413

[Benjamin.Hymes@legislature.maine.gov](mailto:Benjamin.Hymes@legislature.maine.gov)

I

Good afternoon, Senator Grohoski, Representative Cloutier, and distinguished members of the Joint Standing Committee on Taxation. I am Representative Benjamin Hymes and I proudly House District 38.

I am here today to present LD 1852 "An Act to Promote Equitable Property Taxation by Reducing Valuation Based on Nearby Clean Energy Projects".

The reason I am bringing this bill to you is fairness. I live in a rural district where people love nature and admire its untouched beauty. There was a homeowner that had a wonderful view of the valley. However, directly across the street and in half of the valley a 20-acre solar farm was constructed.

This family was unaware of the project until the day construction started. To compound the issue the family has a disabled member, and they needed to move to a more urban location for medical treatments.

The resale value of their house has now taken a massive plunge that is unrecognized in their tax bill.

This bill seeks to correct the taxation of this property and others in similar situations. This is not an isolated incident. In looking into this situation around the country, most property values take a hit when a large scale solar or wind farm is built in close proximity.

The intent of this bill is to trigger municipalities to re-evaluate property value after a clean energy project has been installed. Almost all studies recognize a decrease in property value because of such projects. The percentage decrease varies depending on the distance from the project but is between 2 and 8 percent. The lower end being within one mile and the upper end being located right next door.

Thank you for your time and I would be happy to answer any questions.